

**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item #2.1**  
**PUBLIC HEARING**  
**Meeting Date: August 19, 2015**

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**TO:** Chairman and Members of the Planning Commission

**FROM:** Alfredo Garcia, Assistant Planner

**SUBJECT: Discount Tire Conditional Use Permit (P.A. No. 15-0023):**  
Planning Commission review and consideration of a Categorical Exemption and approval of a Conditional Use Permit (CUP) to establish “Discount Tire Center” within an existing commercial building located within the Oak Creek Center development located at 23885 Clinton Keith Road, Suite #H5 (APN: 380-240-046 & 380-240-017).

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**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-13**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1 - EXISTING FACILITIES) OF THE CEQA GUIDELINES, AND APPROVING A CONDITIONAL USE PERMIT (P.A. NO. 15-0023), SUBJECT TO CONDITIONS, TO ESTABLISH “DISCOUNT TIRE CENTER” WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED WITHIN THE OAK CREEK CENTER DEVELOPMENT LOCATED AT 23885 CLINTON KEITH ROAD, SUITE #H5 (APN: 380-240-046 & 380-240-017).

**BACKGROUND:**

The Planning Commission reviewed the proposed CUP at its June 3, 2015 meeting. During the public hearing, Mr. Larry Ferguson, owner of the Massage Envy adjacent to the project site, expressed a great deal of concern about noise impacts on his business from the operations of Discount Tire. The Commission raised similar concerns about noise impacts.

Even though the Applicant had already proposed an alternative floor plan and noise attenuation measures/improvements to reduce noise impacts, the Commission believed it was important to have a professional noise study prepared. The noise study would

establish a proper methodology to evaluate “real world” noise impacts from Discount Tires operations and compare those with the City’s noise standards. As a result, the Commission tabled the agenda item and directed the Applicant to prepare a noise study for staff’s review.

Noise Study Analysis:

The Applicant submitted a noise study on July 7, 2015 that was prepared by Urban Crossroads. This professional engineering firm has extensive experience in noise studies and has done similar work for other tire installation businesses (i.e., Mountain View Tires, Eastvale). The study was also forwarded to Mr. Larry Ferguson (Massage Envy) for his review.

The methodology used by the noise consultant is consistent with industry standards and was prepared using the sound level standards (55 dBA) outlined in the City’ Noise Ordinance (Chapter 9.48, WMC). Since the subject lease space is not built out yet, the sound testing was done at two existing Discount Tire (i.e., Lake Forest & Rancho Santa Margarita). Sound testing was also done within Massage Envy which, as noted in the study, already includes some existing noise attenuation measures inside the lease space.

The study concludes under worst case scenario that with the noise attenuation improvements already existing between Massage Envy and the future Discount Tire’s lease space, and the additional attenuation measures proposed by Discount Tires and included as proposed conditions of approval, the interior noise levels will not exceed the City’s noise standard of 55 dBA. In fact, the interior noise level within Massage Envy after Discount Tires is operational is expected to be only 29.5 dBA (page 36 of study). In regards to the exterior noise levels (page 37 of study), the study concludes that the proposed project will range from 28.0 to 45.7 dBA. The maximum level is still below the 55 dBA required by the City’s noise ordinance.

In technical terms, the noise study indicates that the noise levels being generated by Discount Tires operations, factoring in the sound attenuation measures existing in Massage Envy and proposed by the Applicant (in their lease space), are below the City’s standards.

Staff has reviewed the noise study and it is our technical opinion that the noise impacts have been adequately addressed and attenuated and the CUP can be acted on by the Commission. However, to further attenuate noise, staff has proposed one (1) additional condition as follows:

“Planning Condition No. 12:

Noise from intercom systems and/or music shall not exceed 55 dBA at the lease space walls and shall not be audible outside the proposed use.”

As part of the CUP process, the Commission can implement any conditions it feels necessary to address issues and impacts from a proposed project. Staff would recommend that the Commission support these two conditions. This new condition is included in the conditions matrix (Attachment A – Exhibit 1).

**PROJECT DESCRIPTION:**

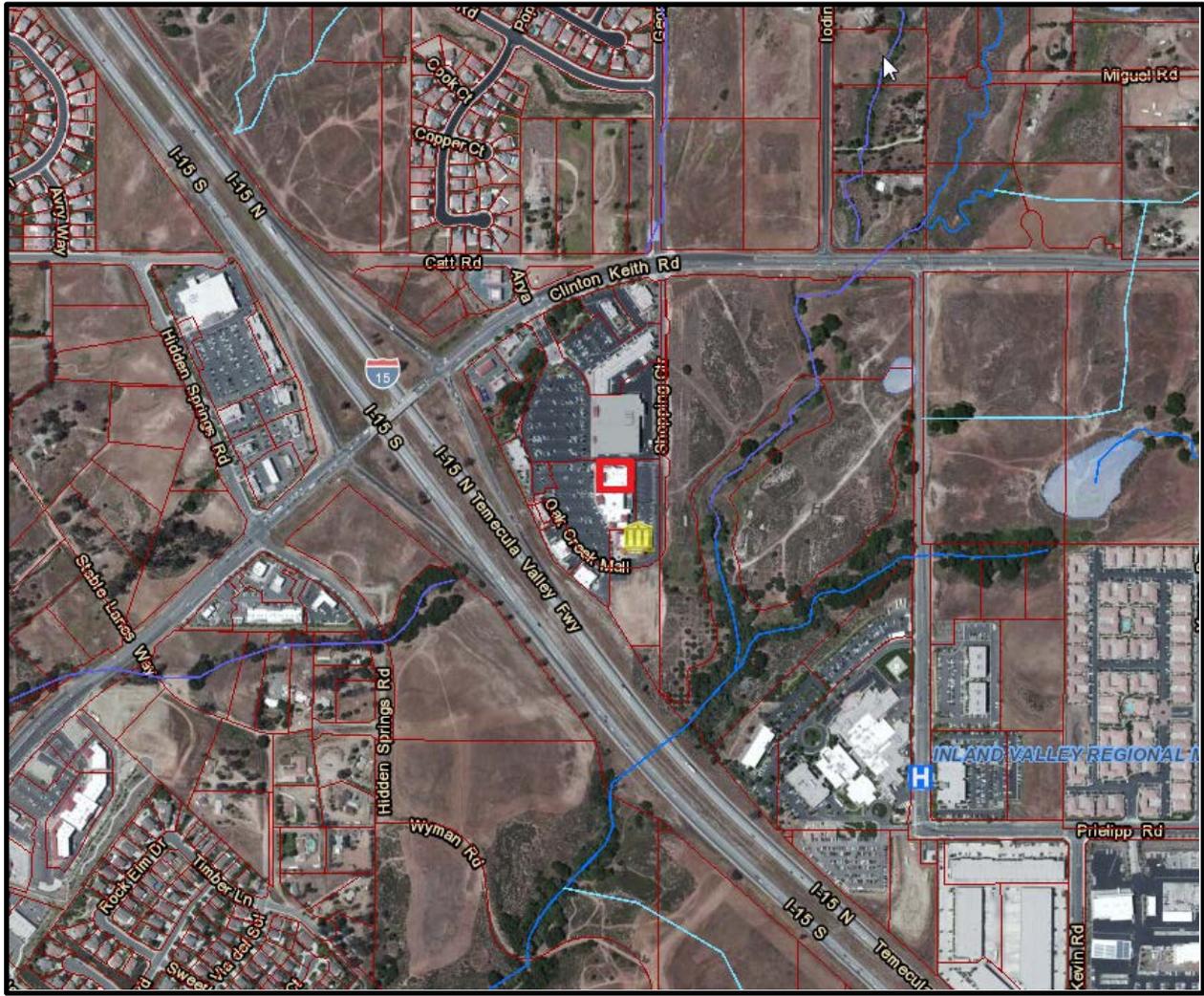
The Conditional Use Permit (CUP) proposal by Discount Tires was originally reviewed and approved by Planning Commission on July 15, 2009 (CUP No. 09-0374). The CUP was granted to allow tire sales/installation and minor auto repair. Tenant improvements and commencement of the CUP was conditioned to begin no later than July 15, 2009; however, the Applicant never moved forward with the proposal due to the economic downturn at that time. As the Applicant never applied for a time extension, the CUP expired on July 15, 2012.

The Applicant now desires to move forward with the proposal, so a new CUP has been submitted. This CUP proposal is the same as what was approved by the Planning Commission on July 15, 2009. This includes the tire sales/installation and minor auto repair. The Applicant has provided a list of the activities and tools related to the minor auto repair operations (refer to Attachment C). It is important to note that no automotive or engine repair/maintenance operation is proposed with this CUP. In fact, staff has provided a condition of approval to prohibit these heavy auto repair uses (Planning Condition No. 8). A more detailed discussion of the CUP is provided in the Analysis section of the staff report.

Project Site/Vicinity:

The location of the Discount Tire business is within the Oak Creek II shopping center located on the south side of Clinton Keith Road, east of Interstate 15 (same site retail center as city hall). The specific location of the project is noted in the exhibit below.

## Vicinity Map

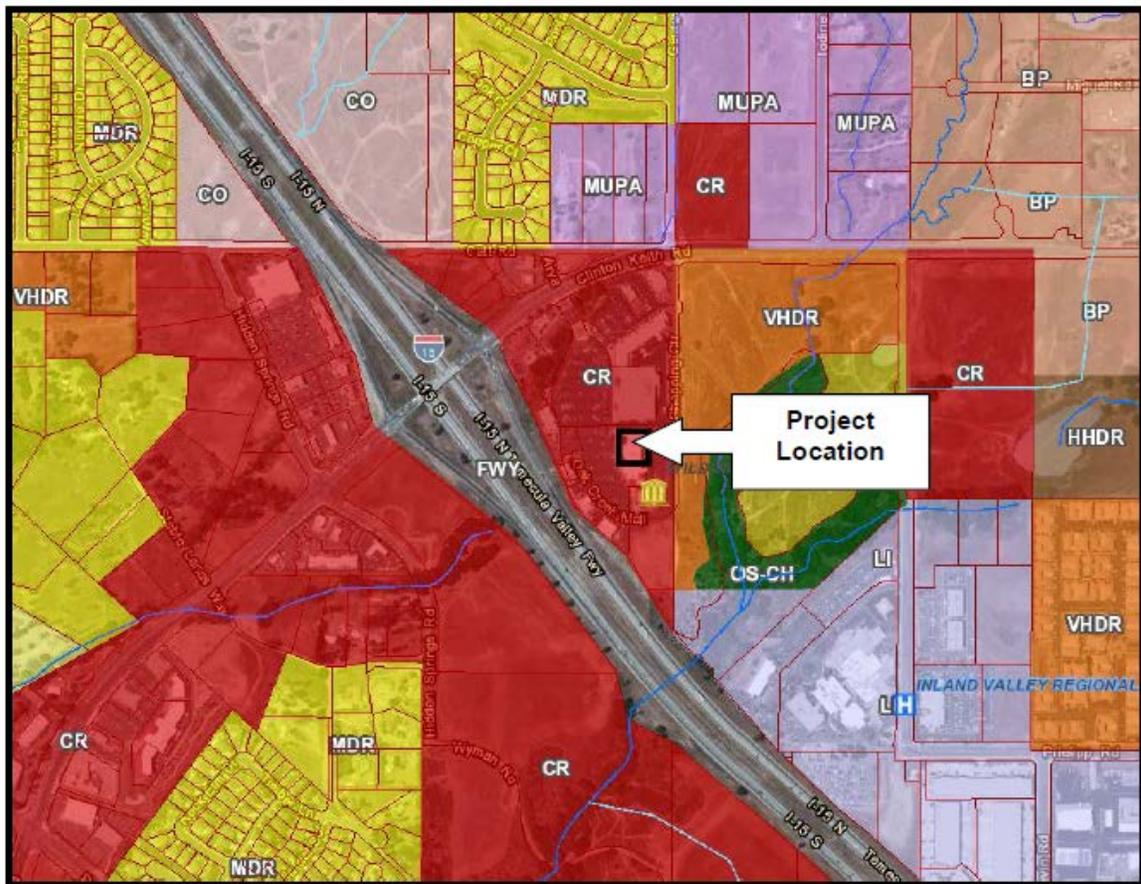


### **Existing and Surrounding Land Uses:**

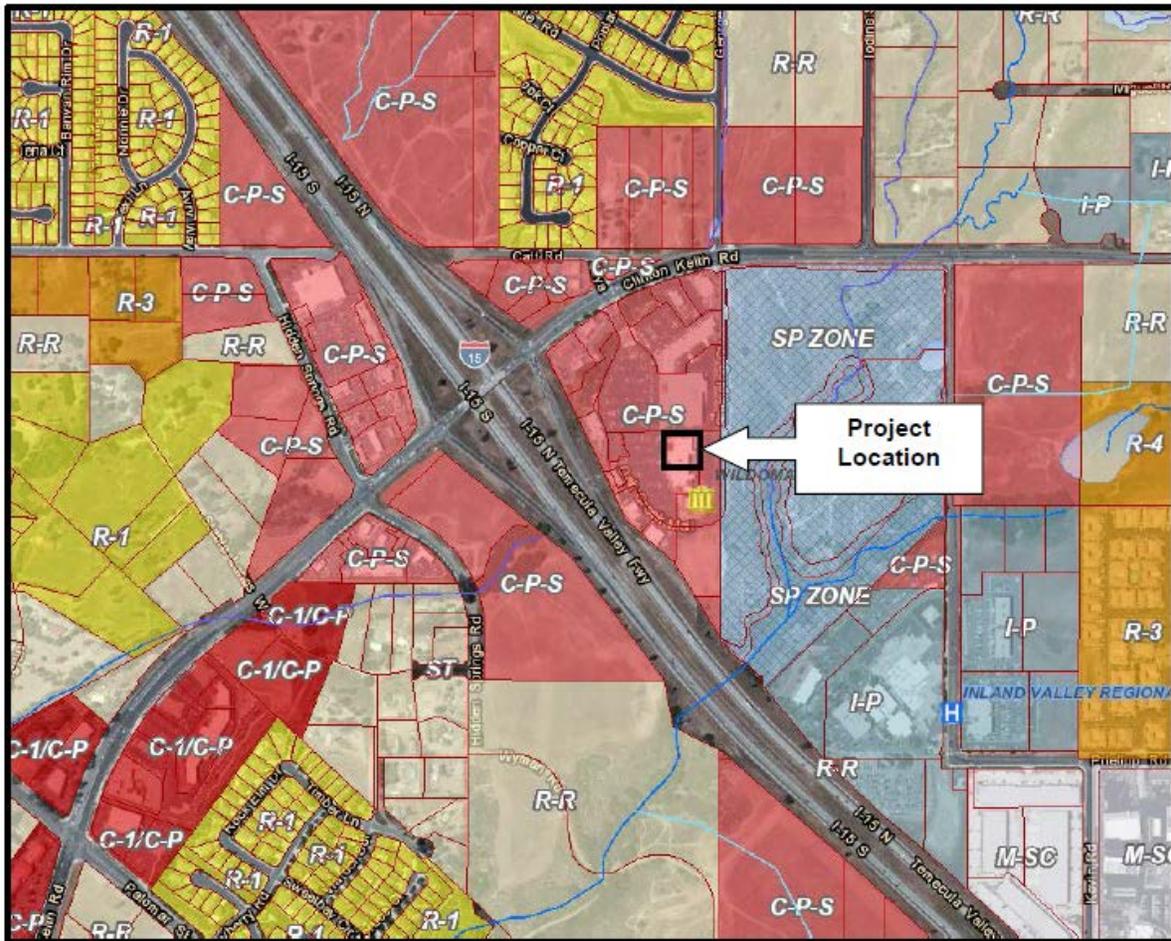
The project site is located within and surrounded by the existing Oak Creek commercial center. Table 1 on the following page summarizes the current use, general plan land use designation, and Zoning information related to the proposed project. Staff has also provided two figures (Figures 2 and 3 on the following pages) showing the General Plan land use designation and Zoning designation for the Oak Creek II center from our GIS database.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS			
Location	Current Use	GP Land Use Designation	Zoning Designation
<b>Subject Property</b>	Commercial/Retail	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
<b>North</b>	Albertson's Grocery Store	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
<b>South</b>	Commercial	Commercial Retail (CR)	R-R (Rural Residential)
<b>East</b>	Vacant	Very High Density Residential (VHDR)	S-P (Specific Plan)
<b>West</b>	Commercial	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)

**General Plan Land Use Designation Exhibit**



## Zoning Designation Exhibit



### PROJECT ANALYSIS (CUP):

#### General Plan Consistency:

The General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail Land Use Designation is to enable the establishment and operation of community serving commercial, service, and office businesses. The project consists of a tire sales/installation and minor automotive repair within an existing developed commercial center. The design and layout of the center, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site. Considering all of these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

In addition, the proposed use also is consistent with the following General Plan policies:

LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10)

a) Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing.

b) Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

a) Compliance with the design standards of the appropriate area plan land use category.

b) Require that structures be constructed in accordance with the requirements of the City's zoning, building, and other pertinent codes and regulations.

LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1,3)

LU 7.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 18)

LU 7.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

LU 23.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

LU 23.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

Zoning Consistency:

The proposed tire sales/installation is a permitted use in the C-P-S (Scenic Highway Commercial) zone subject to the approval of a Conditional Use Permit (CUP). The CUP has been proposed to allow the operation of a tire sales & installation service and light auto repair services (refer to Attachment C for the list of light auto repair uses provided by the Applicant). To ensure that heavy auto repair is not conducted on the premises, staff has proposed a condition of approval (Planning Condition No. 8) to prohibit these heavy auto repair uses.

In evaluation of the proposed CUP, both tires sales/installation and light auto repair uses meet the intent of the C-P-S zone which is to provide commercial and retail services to Wildomar residents. As the use is locating in an existing building, there are no other improvements to the site that would be subject the development standards of the C-P-S zone. Thus, the proposed CUP is consistent with the C-P-S zone.

Noise Concerns/Attenuation:

The nature of the proposed tire sales/installation business will create noise that will impact adjacent businesses (i.e., Massage Envy & Ace Hardware). In an effort to be kindly to the adjacent businesses, Discount Tires will be implementing multiple sound attenuation measures to shield and reduce sound impacts emanating from the tire installation areas. Such measures proposed by the Applicant include the following:

- 1) Placing the air compressor to the far east corner of the suite (closer to the rear parking lot);
- 2) House the tank in a dry-walled insulated room to help conceal any noise and inhibit noise extending outdoors and to the adjacent suites;
- 3) Place the compressor on a thick rubber platform to absorb any vibration when in use;
- 4) The office and storage area will also have insulated walls which will provide an additional sound buffer between the installation area and the adjacent businesses/tenants;
- 5) The Applicant has rearranged their floor plan to designate the first “tire bay” for tire alignments only since this activity is a “low noise” service; and
- 6) The Applicant has also decided to use new “low noise impact guns” for all tire installations to further reduce noise impacts on the adjacent businesses.

By implementing these sound attenuation and tenant improvement measures, the Applicant is confident that noise generated from the proposed tire installation use will be minimal, and will not significantly impact adjacent businesses/tenants. Further, the Applicant has agreed to monitor noise on a regular basis and coordinate with adjacent businesses/tenant to ensure that noise will be a problem. Staff has met with the adjacent tenants to discuss the proposed use and sound attenuation efforts being taken by the Applicant. Based on these meetings and the Applicant’s efforts to monitor noise on a regular basis, they support the Discount Tire Center proposal.

CEQA Analysis:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed CUP project to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed CUP meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. This section exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Further, the proposed CUP will allow for a retail use located in an existing retail building, and will not involve any expansion of that structure. The existing structure is located on a site that has an existing General Plan Land Use designation of Commercial Retail (CR) which encourages retail sales, and has an existing Zoning designation of C-P-S (Scenic Highway Commercial) which allows the proposed retail use.

Therefore, based on these factors, the Planning Commission may adopt a Categorical Exemption in accordance with Section 15301 (Existing Facilities – Class 1) of CEQA.

**REQUIRED PROJECT FINDINGS OF FACT:**

Conditional Use Permit Findings:

In accordance with Section 17.200 of the Zoning Ordinance, the following findings are offered for Planning Commission consideration for the proposed project.

1. The proposed use is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed tire sales/installation is a conditionally allowed in the C-P-S (Scenic Highway Commercial) zone subject to the approval of a conditional use permit. The project is consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards of the C-P-S zone. The General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail Land Use Designation is to enable the establishment and operation of community serving commercial, service, and office businesses. The project consists of a tire sales/installation service within an existing developed commercial center. The design and layout of the center, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site. Considering all of these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

In addition, the proposed use also is consistent with the following General Plan policies:

LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10)

- a) Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing.
- b) Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

- a) Compliance with the design standards of the appropriate area plan land use category.
- b) Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.

LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1,3)

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LU 23.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

LU 23.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

2. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: The site has been designed to meet all of the development standards of the Scenic Highway Commercial (C-P-S) zone as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking such that it will not be detrimental to the public health, safety or welfare. The location of the building will not conflict with the existing parking area or with on-site circulation since the existing parking spaces and drive aisles meet the minimum standards established in the zoning ordinance. In addition, the proposed use will comply with the applicable waste collection and disposal requirements and does not contain any natural or physical hazards which would cause the project to be detrimental to the health, safety, or general welfare. The proposed use has also incorporated noise reduction measures to reduce the impact of the noise generated by the use on adjacent businesses, and a noise study was conducted confirming that the proposed use will not cause detrimental noise impacts to surrounding uses.

**PUBLIC COMMUNICATION/NOTICING:**

In accordance with the public noticing requirements of Section 17.192 of the Wildomar Municipal Code, the Planning Department, on August 5, 2015, the City mailed a public hearing notice to all property owners/tenants within a 600-foot radius of the building boundaries notifying them of the August 19, 2015 Planning Commission meeting for the proposed CUP. In addition, on August 7, 2015, the Planning Department published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the August 19, 2015 Planning Commission meeting.

Respectfully Submitted,  
Matthew C. Bassi  
Planning Director

Reviewed By,  
Erica L. Vega  
Assistant City Attorney

**ATTACHMENTS**

- A. PC Resolution No. 2015-13 for CUP No. 15-0023  
Exhibit 1 – Conditions of Approval Matrix
- B. Proposed Floor Plan Exhibit
- C. Applicant List of Activities and Tools Used for the Business
- D. Discount Tire Noise Study (dated July 7, 2015)

**INCORPORATED BY REFERENCE**

- A. City of Wildomar General Plan
- B. City of Wildomar Zoning Ordinance.

# **ATTACHMENT A**

**PC Resolution No. 2015-13**

**PC RESOLUTION NO. 2015-13**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1 - EXISTING FACILITIES) OF THE CEQA GUIDELINES, AND APPROVING A CONDITIONAL USE PERMIT (P.A. NO. 15-0023), SUBJECT TO CONDITIONS, TO ESTABLISH "DISCOUNT TIRE CENTER" WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED WITHIN THE OAK CREEK CENTER DEVELOPMENT LOCATED AT 23885 CLINTON KEITH ROAD, SUITE #H5 (APN: 380-240-046 & 380-240-017).**

**WHEREAS**, an application for a Conditional Use Permit to establish "Discount Tire Center" (Planning Application No. 15-0023) has been filed by:

Applicant:	Mr. Mike Nelson, Discount Tire Center
Project Location:	23885 Clinton Keith Road, Suite H
APN:	380-240-050
Project Area:	3.73 acres

**WHEREAS**, the City of Wildomar Planning Commission has the authority to review the proposed Conditional Use Permit No. 15-0023 as proposed in accordance with Title 17 of the City of Wildomar Municipal Code; and

**WHEREAS**, the City of Wildomar Planning Department, on May 20, 2015 gave public notice by mailing a public hearing notice to all property owners/tenants within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for the Conditional Use Permit No. 15-0023 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, the City of Wildomar Planning Department, on May 22, 2015, published a legal notice in the Press Enterprise, a local newspaper of general circulation, in compliance with State law notifying the general public of the holding of a public hearing for Conditional Use Permit No. 15-0023 to be heard by the Wildomar Planning Commission; and

**WHEREAS**, the City of Wildomar Planning Commission conducted a public hearing on June 3, 2015 at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Conditional Use Permit No. 15-0023, and at which time the Planning Commission received public testimony concerning the proposed project, and voted to table the CUP to a future meeting; and

**WHEREAS**, the City of Wildomar Planning Department, on August 5, 2015 mailed a public hearing notice to all property owners/tenants within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for the Conditional Use Permit No. 15-0023 that would be considered by the City of Wildomar Planning Commission scheduled for August 19, 2015; and

**WHEREAS**, the City of Wildomar Planning Department, on August 7, 2015, published a legal notice in the Press Enterprise, a local newspaper of general circulation, in compliance with State law notifying the general public of the holding of a public hearing for Conditional Use Permit No. 15-0023 to be heard by the Wildomar Planning Commission scheduled for August 19, 2015; and

**WHEREAS**, the City of Wildomar Planning Commission conducted a public hearing on August 19, 2015 at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Conditional Use Permit No. 15-0023, and at which time the Planning Commission received public testimony concerning the proposed project.

**NOW THEREFORE**, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

**SECTION 1. CEQA FINDINGS.**

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed CUP project to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed CUP meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. This section exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Further, the proposed CUP will allow for a retail use located in an existing retail building, and will not involve any expansion of that structure. The existing structure is located on a site that has an existing General Plan Land Use designation of Commercial Retail (CR) which encourages retail sales, and has an existing Zoning designation of C-P-S (Scenic Highway Commercial) which allows the proposed retail use. Therefore, based on these factors, the Planning Commission hereby adopts a Categorical Exemption in accordance with Section 15301 (Existing Facilities – Class 1) of CEQA.

## **SECTION 2. CONDITIONAL USE PERMIT FINDINGS.**

In accordance with Section 17.200 of the Wildomar Municipal Code, the following findings are offered for Planning Commission consideration for the proposed conditional use permit.

1. The proposed use is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed tire sales/installation is a conditionally allowed in the C-P-S (Scenic Highway Commercial) zone subject to the approval of a conditional use permit. The project is consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards of the C-P-S zone. The General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail Land Use Designation is to enable the establishment and operation of community serving commercial, service, and office businesses. The project consists of a tire sales/installation service within an existing developed commercial center. The design and layout of the center, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site. Considering all of these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

In addition, the proposed use also is consistent with the following General Plan policies:

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LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

2. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: The site has been designed to meet all of the development standards of the Scenic Highway Commercial (C-P-S) zone as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking such that it will not be detrimental to the public health, safety or welfare. The location of the building will not conflict with the existing parking area or with on-site circulation since the existing parking spaces and drive aisles meet the minimum standards established in the zoning ordinance.

In addition, the proposed use will comply with the applicable waste collection and disposal requirements and does not contain any natural or physical hazards which would cause the project to be detrimental to the health, safety, or general welfare. The proposed use has also incorporated noise reduction measures to reduce the impact of the noise generated by the use on adjacent businesses, and a noise study was conducted confirming that the proposed use will not cause detrimental noise impacts to surrounding uses.

**SECTION 3. PLANNING COMMISSION ACTION**

Based on the foregoing findings, and on substantial evidence in the whole of the record, the Planning Commission hereby takes the following actions:

1. Notice of Exemption. The Planning Commission has determined that Conditional Use Permit No. 15-0023 is exempt from environmental review in accordance with Section 15301 (Existing Facilities – Class 1) of the CEQA Guidelines and directs the Planning Director to file a Notice of Exemption (NOE) with the Riverside County Clerk within five (5) working days of Commission approval; and
2. Approval of CUP. The Planning Commission hereby adopts PC Resolution No. 2015-13 approving Conditional Use Permit No. 15-0023, subject to conditions as illustrated herein, and attached hereto, to this Resolution as Exhibit 1

**PASSED, APPROVED AND ADOPTED** this 19th day of August, 2015 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Erica L. Vega  
Assistant City Attorney

**ATTACHMENT A - EXHIBIT 1**  
**CONDITIONS OF APPROVAL – Discount Tire CUP Project**

**Project Application: Conditional Use Permit No. 15-0023**

**APN: 380-240-046 & 380-240-017**

**CUP Project Approval Date:**  
**August 19, 2015**

**CUP Project Expiration Date:**  
**August 19, 2017**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
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**PLANNING DEPARTMENT CONDITIONS**

**General Conditions**

1.	In compliance with CEQA Guidelines, the fee to file a Notice of Exemption (NOE) shall be submitted to the Planning Department by the Applicant no later than August 19, 2015. The NOE and Riverside County Administration fee of <b>\$50.00</b> for the NOE shall be filed by the Planning Department with the Riverside County Clerk within five (5) working days of project approval by the Planning Commission.	August 19, 2015	Planning Department	N/A
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed conditions to the Planning Department no later than <b><u>August 31, 2015.</u></b>  <hr/> Applicant Signature: _____ Date: _____	August 31, 2015	Planning Department	N/A
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, Dept.'s, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other	On-Going	Planning Dept.	

**ATTACHMENT A - EXHIBIT 1**  
**CONDITIONS OF APPROVAL – Discount Tire CUP Project**

**Project Application: Conditional Use Permit No. 15-0023**

**APN: 380-240-046 & 380-240-017**

**CUP Project Approval Date:  
August 19, 2015**

**CUP Project Expiration Date:  
August 19, 2017**

**Conditions of Approval**

**Timing /  
Implementation**

**Enforcement /  
Monitoring Dept.**

**Verification  
(Date and  
Signature)**

such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, Dept.'s, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, gents, Dept.'s, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the

**ATTACHMENT A - EXHIBIT 1**  
**CONDITIONS OF APPROVAL – Discount Tire CUP Project**

**Project Application: Conditional Use Permit No. 15-0023**

**APN: 380-240-046 & 380-240-017**

**CUP Project Approval Date:  
August 19, 2015**

**CUP Project Expiration Date:  
August 19, 2017**

<b>Conditions of Approval</b>	<b>Timing / Implementation</b>	<b>Enforcement / Monitoring Dept.</b>	<b>Verification (Date and Signature)</b>
defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
4. Within 60 days of approval by the Planning Commission of Conditional Use Permit No. 15-0023, the applicant shall pay any outstanding deposit account balance, if applicable. Failure to pay the outstanding balance by the due date may result in delays in the submittal of grading and building plans.	October 19, 2015	Planning Dept.	
5. In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	November 19, 2015	Planning Dept.	
6. Approval of Conditional Use Permit No. 15-0023 shall expire on <u>August 19, 2017</u> if the proposed conditional use has not commenced or building permits have not been issued. At least 45 days prior to the expiration date, the Applicant may apply for a one-year extension of time. The request for an extension of time shall include the required application form accompanied by the appropriate filing fee.	August 19, 2017	Planning Dept.	
7. Conditional Use Permit No. 15-0023 shall be operated in accordance with the Planning Commission approval on August 19, 2015. If the project requires a modification/revision to the approved plans, the applicant may file a substantial	On-Going	Planning Dept.	

**ATTACHMENT A - EXHIBIT 1**  
**CONDITIONS OF APPROVAL – Discount Tire CUP Project**

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**Conditions of Approval**

**Timing /  
Implementation**

**Enforcement /  
Monitoring Dept.**

**Verification  
(Date and  
Signature)**

conformance application (and pay all applicable fees) for review by the Planning and Engineering Dept.'s in accordance with Section 17.228 of the Wildomar Zoning Ordinance.

8. Conditional Use Permit No. 15-0023 is hereby approved for a "Discount Tire Center" allowing tire sales and light auto repair uses outlined below (also refer to Attachment C of the staff report).

- Oil Changes
- Alignment Services
- Brake Service
- Shocks and Struts
- Suspension Work
- Fluid Exchange Services
- Battery Service and Replacement
- Manufacturers Schedules Services
- Air Conditional Service and Repair
- Tire Repair
- Tire Replacement
- Gasket and Seal Replacement
- Clutch Replacement
- Radiator Replacement

*\* Note: Any other auto repair/services and activities not specifically listed above are prohibited.*

On-Going

Planning Dept.

**ATTACHMENT A - EXHIBIT 1**  
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9. The development of the premises and the exterior colors and materials shall substantially conform to the approved site plan and elevations for the Oak Creek II Center and contained on file with the Planning Department.	On-Going	Planning Dept.	
10. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Planning Dept.	
11. There will be no outdoor storage of materials, tires, equipment, etc. and no overnight parking of any vehicles in the Oak Creek Center I and II parking lots serviced by Discount Tire.	On-Going	Planning Dept.	
12. Noise from intercom systems and/or music shall not exceed 55 dBA at the lease space walls and shall not be audible outside the proposed use.			
13. In accordance with Section 17.200 of the Wildomar Municipal Code, CUP No. 15-0023 is subject to a 10-day appeal period which ends on August 31, 2015. If no appeal is filed, CUP No. 15-0023 shall become effective on September 1, 2015. No building permits shall be issued until the appeal period has expired and the CUP is effective.	On-Going	Planning Dept.	
14. Regular cleaning of walkways and apron areas shall be required by the Applicant to minimize debris and staining of pavement areas in and around the building.	On-Going	Planning Dept.	

**ATTACHMENT A - EXHIBIT 1**  
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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
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**Prior to Issuance of Building Permits**

15.	Prior to the issuance of building permits for any interior tenant improvements to the building, the applicant shall submit three (3) sets of detailed construction/building plans to the Building Official for review. All noise attenuation measures outlined within CUP No. 15-0023 (Planning Conditions No. 18, 19 & 20) and the Discount Tire Noise Study (dated July 7, 2015) shall be complied with and noted in the tenant improvement plans.	Prior to Issuance of Building Permits	Planning Department	
16.	Prior to the issuance of building permits for any signs on the premises, the applicant shall apply for a sign permit with the Building Department. Said sign permit shall be consistent with the adopted regulations of the Oak Creek Center II sign program.	Prior to Issuance of Building Permits	Planning Department	

**Prior to Issuance of a Certificate of Occupancy**

17.	The applicant shall install special rubberized flooring underneath all air compressors (and any other mechanical device/machine affixed to the floor) to absorb the vibration when in operation and to minimize sound impacts on adjacent businesses. This condition shall be verified by the Planning Department as part of the final inspection process of the tenant improvements prior to the issuance of a certificate of occupancy.	Prior to Issuance of a Certificate of Occupancy	Planning Dept.	
18.	The applicant shall house the air compressor machine(s) within an enclosed & insulated room to minimize any sound	Prior to Issuance of a Certificate of Occupancy	Planning Dept.	

**ATTACHMENT A - EXHIBIT 1**  
**CONDITIONS OF APPROVAL – Discount Tire CUP Project**

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<b>Conditions of Approval</b>	<b>Timing / Implementation</b>	<b>Enforcement / Monitoring Dept.</b>	<b>Verification (Date and Signature)</b>
impacts on adjacent businesses when in operation. The exact type and design of the tenant improvement plans shall be included with all tenant improvement plans. This condition shall be verified by the Planning Department as part of the final inspection process of the tenant improvements prior to the issuance of a certificate of occupancy.			
19. The applicant shall drywall and insulate the office and storage areas in a manner adequate enough to minimize noise impacts emanating from the installation area on surrounding businesses. The exact type and design of the drywall and insulation shall be reflected on all tenant improvement plans. This condition shall be verified by the Planning Department as part of the final inspection process of the tenant improvements prior to the issuance of a certificate of occupancy.	Prior to Issuance of a Certificate of Occupancy	Planning Dept.	
20. Prior to the issuance of a certificate of occupancy for the proposed conditional use permit, all conditions of approval listed herein shall be satisfied.	Prior to Issuance of a Certificate of Occupancy	Planning Department	
<b>PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS</b>			
<b><u>General Conditions</u></b>			
1. The developer/applicant shall submit a Business Registration application to the City for approval. The Business Registration shall indicate that this business is required to submit a Stormwater Compliance Deposit to the City to comply with the Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for	On-going	Public Works Engineering Dept.	

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stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The frequency of such deposits and inspections may vary and will be determined by the Public Works Department.			
2. The developer shall comply with all applicable laws and regulations regarding the proper disposal of all waste materials generated by this business.	On-going	Public Works Engineering Dept.	
<b><u>Prior to Issuance of an Occupancy Permit</u></b>			
3. Within 60 days the Building and Safety Department may request , a traffic calming and signage plan, prepared by a traffic engineer, for the purpose of addressing “cut-through” traffic issues along the main drive aisle in from the of the building. Said plan shall be reviewed and approved by the City Engineer.	Prior to the Issuance of Occupancy Permits	Public Works Engineering Dept.	
4. If the project involves multiple lots, the developer/applicant shall provide the City with a copy of a recorded Reciprocal Use Agreement which provides for cross-lot access and parking across all affected lots.	Prior to the Issuance of Occupancy Permits	Public Works Engineering Dept.	
5. The developer/applicant shall submit a Business Registration application to the City for approval. The Business Registration shall indicate that this business is required to submit a Stormwater Compliance Deposit to the City to comply with the Commercial/Industrial Inspection requirements of the City’s MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are	Prior to the Issuance of Occupancy Permits	Public Works Engineering Dept.	

**ATTACHMENT A - EXHIBIT 1**  
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August 19, 2017**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
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	recurring for the duration of the conditional use permit. The frequency of such deposits and inspections may vary and will be determined by the Public Works Department.			
6.	The developer/applicant shall provide all tenants/employees with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website. The developer must provide to the City's Planning Department a copy of educational materials provided to employees and the business' handbook, training, or similar document describing the business' best management practices for stormwater pollution prevention. These documents must be submitted to the City's Planning Department as part of the business' Statement of Operations.			
7.	The developer/applicant shall demonstrate that all development impact and mitigation fees have been paid.	Prior to the Issuance of Occupancy Permits	Public Works Engineering Dept.	

**RIVERSIDE COUNTY FIRE DEPT.**

**General Conditions**

1.	Fire sprinkler system plans for the tenant improvement area may be required to be submitted to the Fire Department for review, along with a plan/inspection fee. The sprinkler system will have to be modified and designed in accordance with	Plan check / Prior to the Issuance of Occupancy Permits	County Fire Dept.	
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**ATTACHMENT A - EXHIBIT 1  
CONDITIONS OF APPROVAL – Discount Tire CUP Project**

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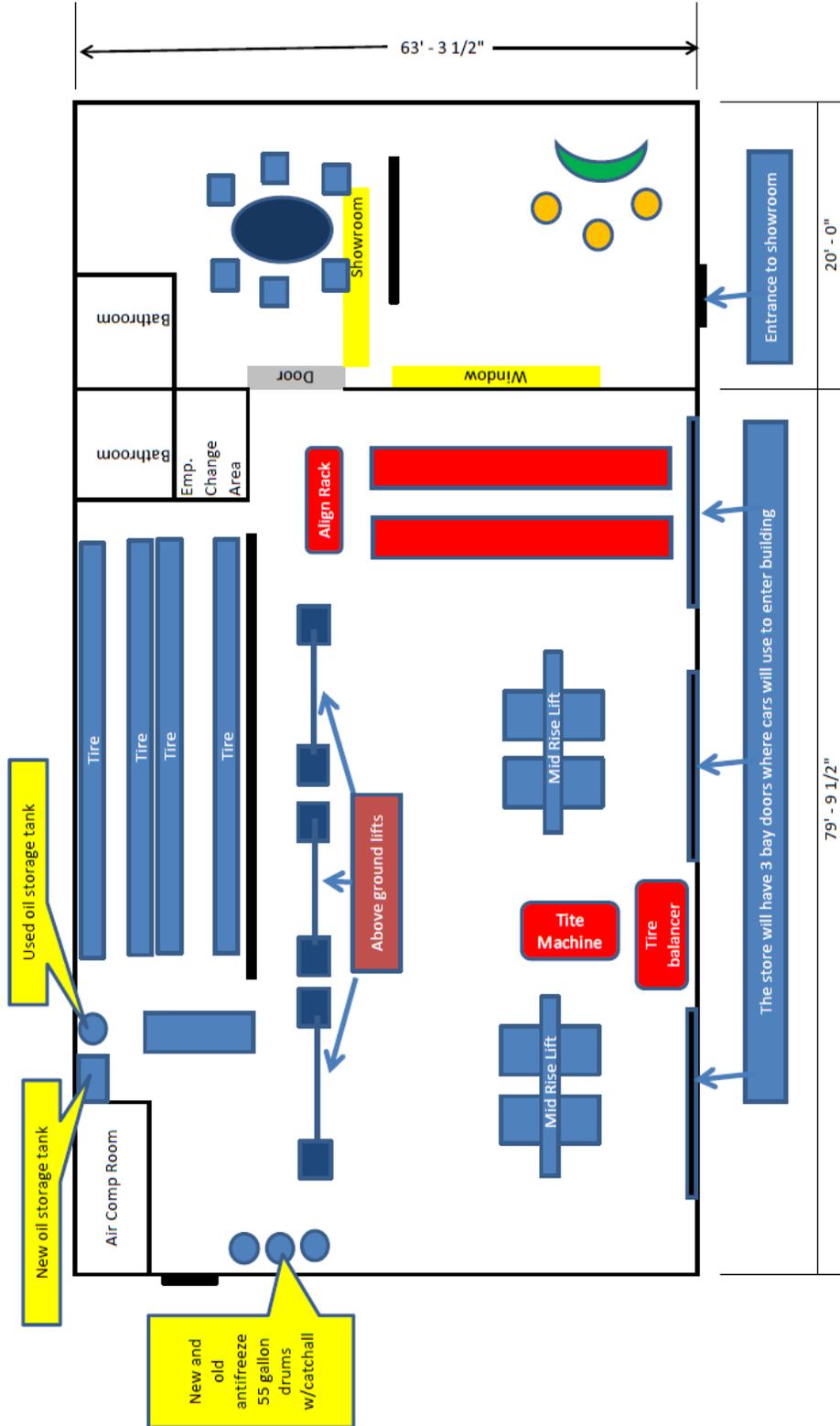
**CUP Project Expiration Date:  
August 19, 2017**

<b>Conditions of Approval</b>		<b>Timing / Implementation</b>	<b>Enforcement / Monitoring Dept.</b>	<b>Verification (Date and Signature)</b>
	NFPA 13, 2013 Edition. A licensed C-16 contractor shall do all sprinkler work and certification. The approved plans, with Fire Department Job card must be at the job site for all inspections.			
2.	Building(s) shall be approved for high-piled storage (materials in closely packed piles or on pallets, or in racks where the top of storage exceeds 12 feet in height, 6 feet for Group A plastics and certain other hazardous commodities) or aerosols products. High-piled and aerosol stock shall be approved by the Fire Department prior to materials being stored on site. A licensed Fire Protection Engineer or a Fire Department approved consultant must prepare plans for high-piled storage or aerosol storage in accordance with the 2013 CFC and NFPA 13, 2013 Edition.	Plan check / Prior to the Issuance of Occupancy Permits	County Fire Dept.	
3.	Install portable fire extinguishers per Title 19, but not less than 2A10BC in rating. Contact a certified extinguisher company for proper placement and spacing of equipment.	Plan check / Prior to the Issuance of Occupancy Permits	County Fire Dept.	

*END*

# ATTACHMENT B

## FLOOR PLAN



# ATTACHMENT C

## Light Auto Repair Uses List

<b>Discount Tire Centers Mechanical Service Categories</b>	<b>Common Tools used for Services- Most service listed require the use of a vehicle hoist.</b>
Oil Changes	Impact ratchets to remove some covers & hand tools Air operated dispensers for oil and lube
Alignment Services	Computerized Align Equipment, hand tools and occasional impact gun
Brake Service	Impact gun, Brake lathe and hand tools
Shocks and Struts	Impact gun, spring compressor and hand tools
Suspension Work	Impact gun, hand tools and occasional air jiffy gun
Fluid Exchange Services	Flush Machines electrically operated or manually performed, Brake, Coolant, Trans Fluid & Power Steering Fluid Flushes.
Battery Service and Replacement	Hand tools and Electronic test equipment
Manufacturers Schedules Services (i.e., 30 60,90 services	Hands tools, test equipment, impact gun
Air Conditional Service and Repair	Certified Auto AC recycling machines, hand tools occasional impact gun
Tire Repair	impact gun, air buffer, tire machine & balancer
Tire Replacement	Same as above except no buffer used.
Gasket and Seal Replacement	Impact gun, air disc sander, hand tools
Clutch Replacement	Impact gun & hand tools
Radiator Replacement	Impact gun & hand tools
<u>Please note:</u> We do not perform the following: Complete engine rebuilding, Transmission overhaul, Body or Painting work	

# **ATTACHMENT D**

## **Discount Tire Noise Study**



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# **Oak Creek Discount Tire Center**

## **NOISE IMPACT ANALYSIS**

### **CITY OF WILDOMAR**

PREPARED BY:

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JULY 7, 2015



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## **LIST OF ABBREVIATED TERMS**

(1)	Reference
ANSI	American National Standards Institute
ASTM	American Society for Testing and Materials
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CUP	Conditional Use Permit
dBA	A-weighted decibels
FHWA	Federal Highway Administration
HVAC	Heating, ventilating and air conditioning
Hz	Hertz
I-15	Interstate 15 Freeway
INCE	Institute of Noise Control Engineering
Leq	Equivalent continuous (average) sound level
Lmax	Maximum level measured over the time interval
Lmin	Minimum level measured over the time interval
mph	Miles per hour
NR	Noise Reduction
Project	Oak Creek Discount Tire Center
sf	Square feet
SPR	Source-Path-Receiver
STC	Sound Transmission Class
TL	Transmission Loss

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# 1 INTRODUCTION

This noise analysis has been completed to determine the noise impacts associated with the development of the proposed Oak Creek Discount Tire Center (“Project”). Specifically, this noise analysis evaluates the potential for the Project to impact the adjacent businesses. This noise study briefly describes the proposed Project, provides information regarding noise fundamentals, describes the local regulatory setting, and evaluates the potential Project-related noise impacts. This noise study has been prepared to satisfy the City of Wildomar Planning Commission Conditional Use Permit No. 15-0023 conditions of approval for the Discount Tire Center.

## 1.1 SITE LOCATION

The proposed Oak Creek Discount Tire Center Project is located within the Oak Creek II shopping center on the south side of Clinton Keith Road, east of Interstate 15 (I-15 Freeway) in the same retail center as city hall in the City of Wildomar, as shown on Exhibit 1-A. The planned Discount Tire Center tenant space (Project Site) is currently vacant. The adjacent retail space is currently occupied by Ace Hardware to the south and Massage Envy to the west as shown on Exhibit 1-B. The nearest noise-sensitive residential receivers are located approximately 220 feet east of the shopping center within the Oak Springs Ranch apartment community.

## 1.2 PROJECT DESCRIPTION

The proposed Project consists of the development of a Discount Tire Center consisting of approximately 5,070 square feet (sf), providing tire sales/installation and minor auto repair. The planned Oak Creek Discount Tire Center will include three roll-up garage doors, two mid-rise lifts, an alignment rack, three above ground lifts, a tire machine, a tire balancer, tire storage, an air compressor room and a showroom, as shown on Exhibit 1-C. Based on information provided by the applicant, this analysis assumes the Project would be operational during the typical business hours of 8:00 a.m. to 6:00 p.m., seven days per week. These hours are typically reduced on Saturdays and Sundays. The nature of the proposed tire sales/installation business will create noise that will impact adjacent businesses (i.e. Massage Envy & Ace hardware). A review of the Project suggests that the Oak Creek Discount Tire Center will include the following noise sources: an air compressor, an air impact wrench, car lifts, tire balancer machines, and a variety hand tools. Discount Tire Centers provide the following mechanical services:

- Oil Changes
- Alignment Services
- Brake Service
- Shocks and Struts
- Suspension Work
- Fluid Exchanges Services
- Battery Service and Replacement
- Air Conditioning Service and Repair
- Tire Repair
- Tire Replacement

### 1.3 PROJECT DESIGN FEATURES

According to the June 3, 2015 CUP staff report, the nature of the proposed tire sales/installation business will create noise that will impact adjacent businesses (i.e. Massage Envy, Ace Hardware) (1). In an effort to minimize the potential noise impacts on the adjacent businesses, Discount Tires will be implementing multiple sound attenuation measures to shield and reduce sound impacts emanating from the tire installation areas. Such measures proposed by the applicant include the following:

1. Placing the air compressor to the far east corner of the suite (closer to the rear parking lot);
2. House the air compressor tank in a dry-walled insulated room to help conceal any noise and inhibit noise extending outdoors and to the adjacent suites;
3. Place the compressor on a thick rubber platform to absorb any vibration when in use;
4. The office and storage area will also have insulated walls which will provide an additional sound buffer between the installation area and the adjacent businesses/tenants;
5. The applicant has rearranged their floor plan to designate the first "tire bay" for tire alignments only since this activity is a "low noise" service; and the applicant has also decided to use new "low noise impact guns" for all tire installations to further reduce noise impact on the adjacent businesses.

Further, the applicant has agreed to monitor noise on a regular basis and coordinate with adjacent businesses/tenants to ensure that noise will not be a problem. In addition, the applicant is required to conduct a final noise analysis/study that accounts for the proposed interior improvements to ensure that noise generated from the proposed uses does not exceed 55 dBA along the lease space boundary walls in accordance with Section 9.48.040 of the Wildomar Municipal Code. This noise study satisfies the applicant's requirement to conduct a final noise analysis/study.

EXHIBIT 1-A: LOCATION MAP

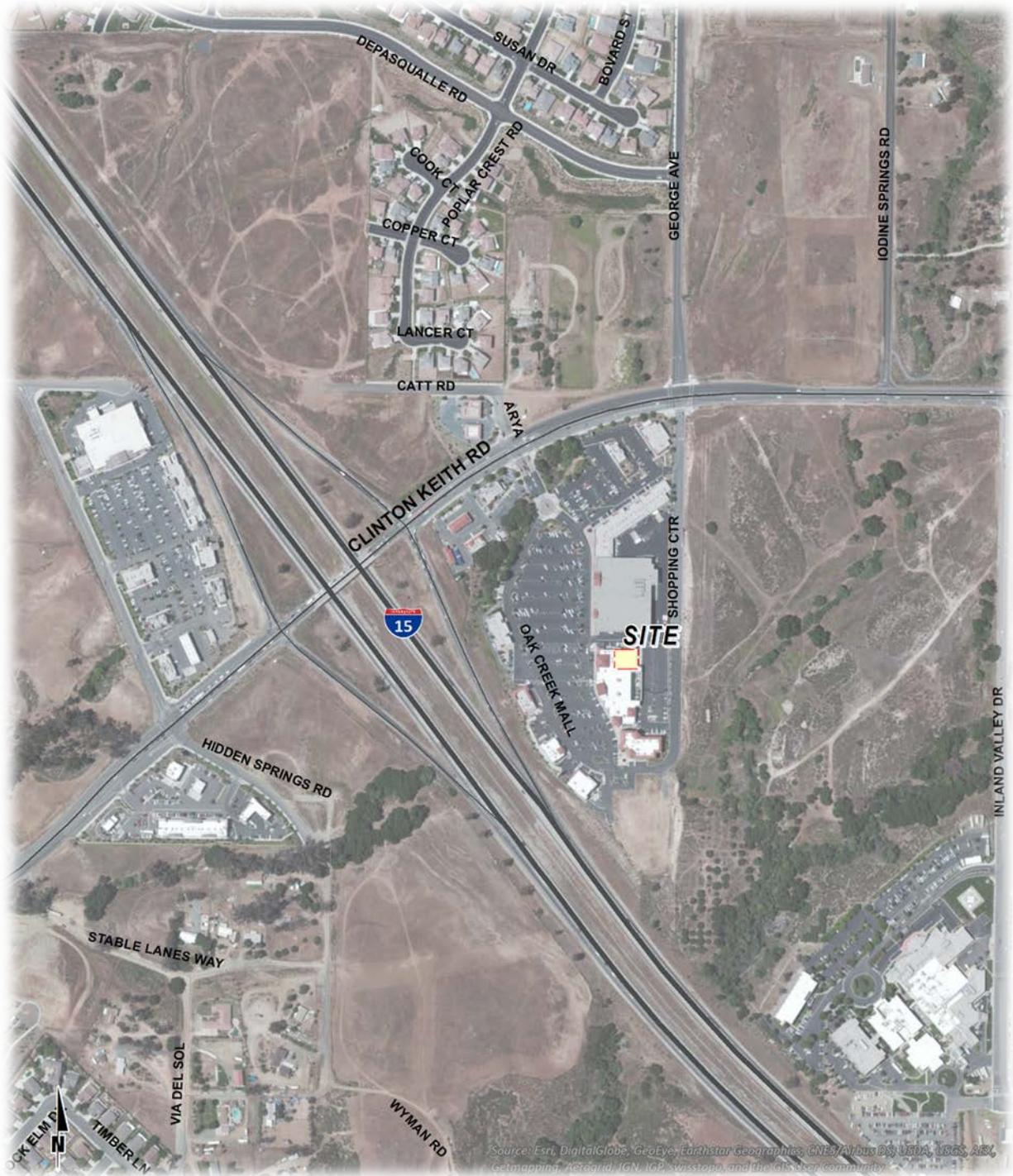


EXHIBIT 1-B: OAK CREEK II RETAIL CENTER

Premises

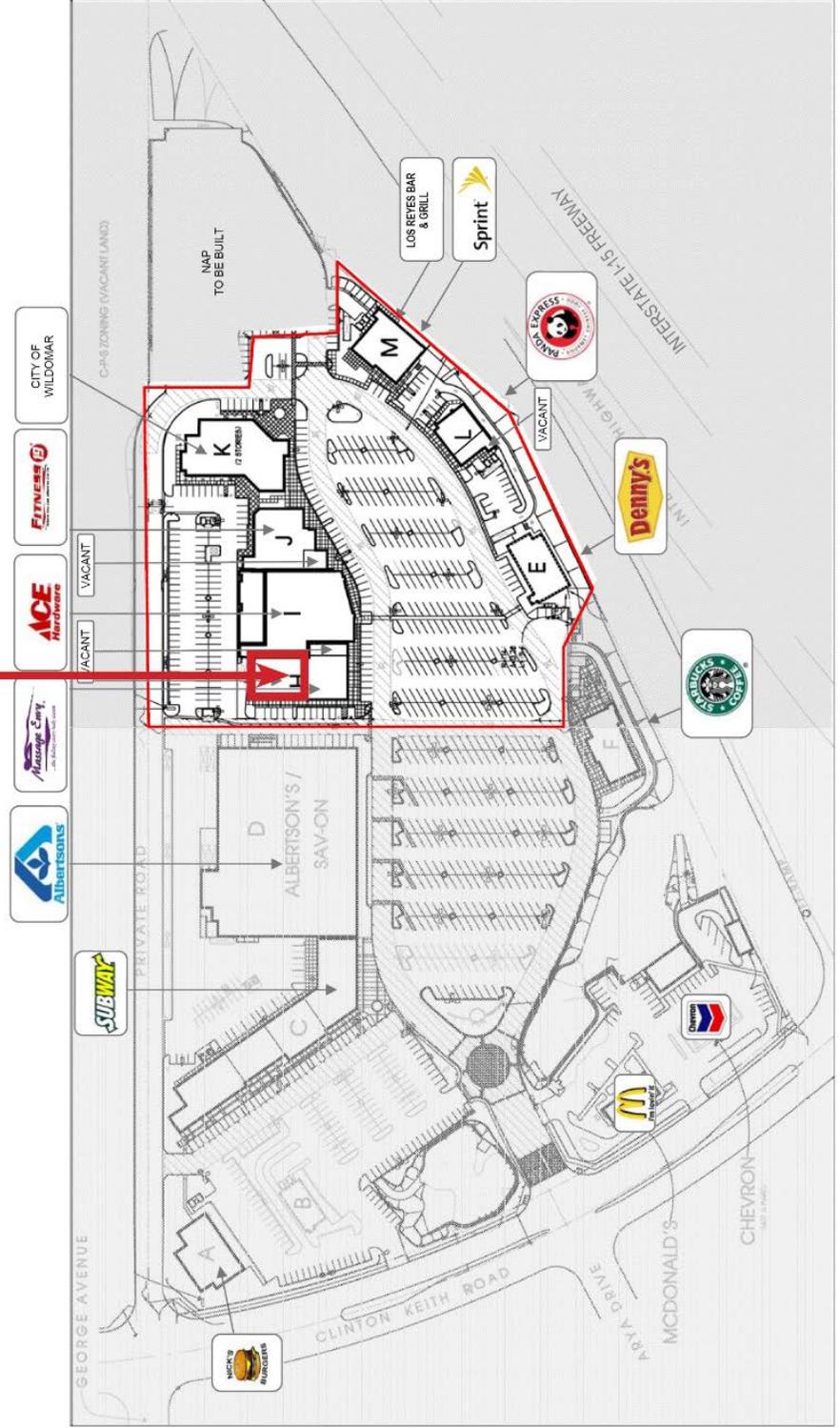
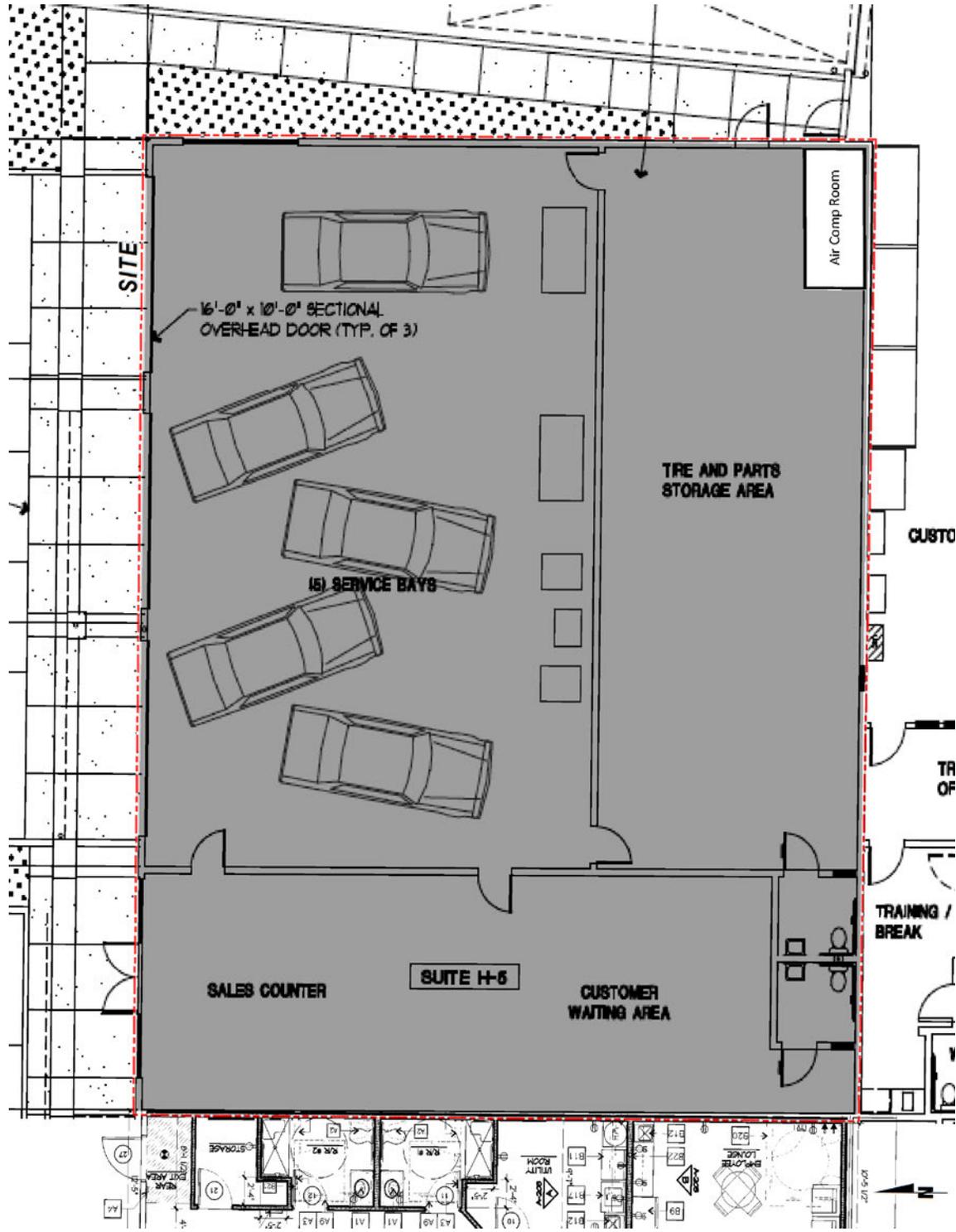


EXHIBIT 1-C: DISCOUNT TIRE CENTER SITE PLAN



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## 2 FUNDAMENTALS

Sound is what we hear when our ears are exposed to small pressure fluctuations in the air. These fluctuations can be generated by the vibrating movement of a solid object. Sound can be described in terms of three variables: amplitude (loud or soft); frequency (pitch); and time pattern (variability). The amplitude of sound is measured in the universal unit of decibels (dB) on a logarithmic scale, which corresponds to the way in which the human ear responds to loudness. The number of times a fluctuation of air pressure occurs in one second is called a sound's frequency, and the time pattern of sound can be expressed in single-number descriptors based on a given duration of the sound event. (2) Each variable of sound is further described in the sections below.

### 2.1 AMPLITUDE

Since the range of intensities that the human ear can detect is so large, the scale frequently used to measure intensity is a scale based on multiples of 10, the logarithmic scale. The scale for measuring intensity is the decibel scale. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud. (3) The most common sounds vary between 40 dBA (very quiet) to 100 dBA (very loud). Normal conversation at three feet is roughly at 60 dBA, while loud jet engine noises equate to 110 dBA at approximately 100 feet, which can cause serious discomfort. (4) Another important aspect of noise is the duration of the sound and the way it is described and distributed in time. Exhibit 2-A presents a summary of the typical noise levels and their subjective loudness and effects that are described in more detail below.

### 2.2 FREQUENCY

The frequency of a sound is defined as the number of fluctuations of the pressure wave per second. The unit of frequency is the Hertz (Hz), where one Hz equals one cycle per second. (3) The human ear is not equally sensitive to sound of different frequencies. For instance, the human ear is more sensitive to sound in the higher portion of this range than in the lower, and sound waves below 16 Hz or above 20,000 Hz cannot be heard at all. The upper limit decreases as people become older. To describe the frequency range, sound levels are commonly divided into octave or 1/3 octave bands referred to by their center frequencies. Frequency is important because the acoustics of building materials change with frequency. (5)

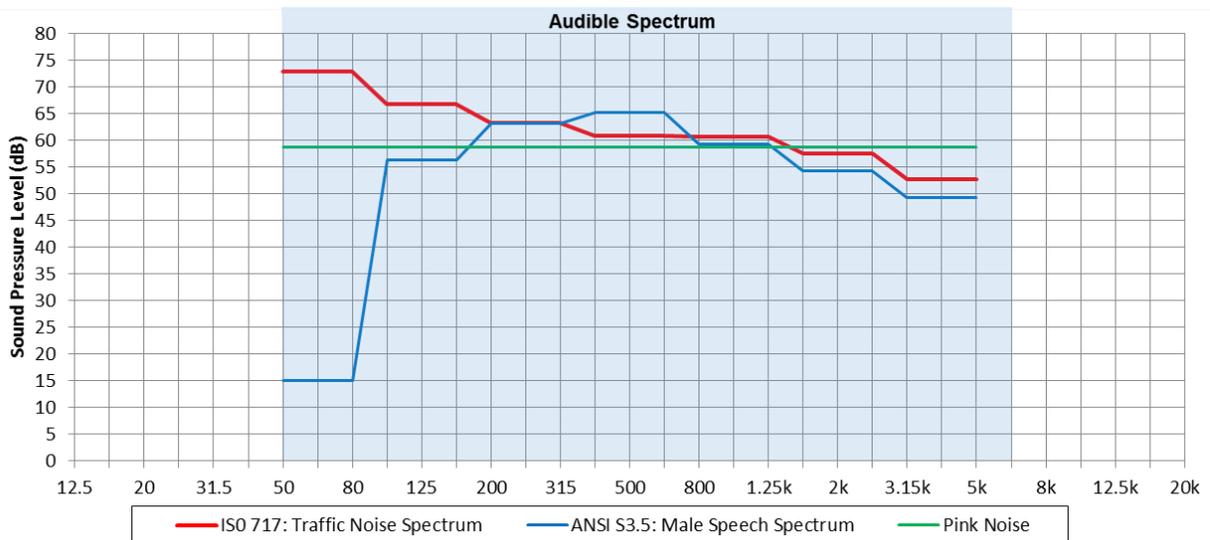
Noise has been simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise sources by discriminating against very low and very high frequencies of the *audible spectrum*. They are adjusted to reflect only those frequencies which are the most audible to the human ear. Exhibit 2-B shows the spectrum of typical noise levels within the audible A-weighted frequency range. The reference noise sources presented on Exhibit 2-B include traffic noise, the male speech spectrum, and pink noise. (6)

**EXHIBIT 2-A: TYPICAL NOISE LEVELS**

COMMON OUTDOOR ACTIVITIES	COMMON INDOOR ACTIVITIES	A - WEIGHTED SOUND LEVEL dBA	SUBJECTIVE LOUDNESS	EFFECTS OF NOISE
THRESHOLD OF PAIN		140	INTOLERABLE OR DEAFENING	HEARING LOSS
NEAR JET ENGINE		130		
		120		
JET FLY-OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100	VERY NOISY	SPEECH INTERFERENCE
GAS LAWN MOWER AT 1m (3 ft)		90		
DIESEL TRUCK AT 15m (50 ft), at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80	LOUD	SPEECH INTERFERENCE
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70		
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60	MODERATE	SLEEP DISTURBANCE
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50		
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40	FAINT	NO EFFECT
QUIET SUBURBAN NIGHTTIME	LIBRARY	30		
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20		
	BROADCAST/RECORDING STUDIO	10	VERY FAINT	
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0		

Source: Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

**EXHIBIT 2-B: AUDIBLE SPECTRUM OF TYPICAL NOISE LEVELS**



Source: INSUL Sound Insulation Prediction Software (v8.0.4) Marshall Day Acoustics, 2014

## 2.3 TIME PATTERN

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the “average” noise levels within the environment.

To describe the time-varying character of environmental noise, the statistical or percentile noise descriptors  $L_{50}$ ,  $L_{25}$ ,  $L_8$  and  $L_2$ , are commonly used. The percentile noise descriptors are the noise levels equaled or exceeded during 50 percent, 25 percent, 8 percent and 2 percent of a stated time. Sound levels associated with the  $L_2$  and  $L_8$  typically describe transient or short-term events, while levels associated with the  $L_{50}$  describe the steady state (or median) noise conditions. While the  $L_{50}$  describes the mean noise levels occurring 50 percent of the time, the Leq accounts for the total energy (average) observed for the entire hour. Therefore, the Leq noise descriptor is generally 1-2 dBA higher than the  $L_{50}$  noise level.

## 2.4 SOUND PROPAGATION

When sound propagates over a distance, it changes in level and frequency content. Sound from a localized source (i.e., a stationary point source) propagates uniformly outward in a spherical pattern. The sound level attenuates (or decreases) at a rate of 6 dB for each doubling of distance from a point source.

## 2.5 NOISE CONTROL

Noise control is the process of obtaining an acceptable noise environment for a particular observation point or receiver is by controlling the noise source, transmission path, receiver, or all three. This concept is known as the Source-Path-Receiver concept (SPR). (7) In general, noise control measures can be applied to any and all of these three elements.

### 2.5.1 SOURCE

The source may be one or any number of mechanical devices radiating noise or vibratory energy, such as several appliances or machines in operation at a given time. Basically, the best way of controlling noise at its source is through the selection of quiet equipment.

### 2.5.2 PATH

The most obvious transmission path by which noise travels is simply a direct line-of-sight path between the source and the receiver; for example, aircraft flyover noise reaches a receiver on the ground by the direct line-of-sight path through the air. After reducing noise at the source, additional noise reduction may be attained by constructing barriers in the transmission path to block or reduce the flow of sound energy. A large object or barrier in the path between a noise source and a receiver can substantially attenuate noise levels at the receiver. The amount of

attenuation provided by shielding depends on the size of the object and the frequency content of the noise source.

### **2.5.3 RECEIVER**

The receiver may be a single person, a classroom of students, or a suburban community near an airport or expressway. One way to control noise at the receiver is by minimizing the duration of continuous exposure to the receiver. Additional methods of controlling noise at the receiver may include the use hearing protection, or through masking of specific noise sources.

## **2.6 TRANSMISSION LOSS**

Sound Transmission Loss (TL) is the physical measure which describes the sound insulation value of a construction system or component. The TL is expressed in decibels, and the greater the sound insulation, the higher the TL value and the less sound will be transmitted through the building material. (8) TL values are determined for different frequency ranges and give an indication of how a building product or assembly respond to sound at different frequencies. Since working with a series of TL measurements for different frequencies can be cumbersome, a single number descriptor based on the TL values has been developed. The rating method is called the Sound Transmission Class (STC). (9) As with the TL, the greater the STC rating for a construction method or component, the higher the sound insulation. Like all single number ratings, STC has its limitations, first, it does not give any idea as the magnitudes and locations of deficiencies in the TL of a panel. Second, it is limited to the 125 Hz to 4k Hz region – which includes the frequency range of speech (500 Hz to 2k Hz), and is based A-weighted sound levels. (5)

## **2.7 NOISE LEVEL REDUCTION**

A large object or barrier in the path between a noise source and a receiver can substantially attenuate or reduce noise levels at the receiver. The amount of noise level reduction provided by shielding depends on the size of the object and the frequency content of the noise source. Natural terrain features (e.g., hills and dense woods) and man-made features (e.g., buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receiver specifically to reduce noise. A barrier that breaks the line of sight between a source and a receiver will typically result in a minimum 5 dB of noise reduction.

Building construction noise reductions can vary depending on construction materials and techniques. Standard construction practices typically provide approximately 15 dBA exterior-to-interior noise reductions for building façades, with windows open, and approximately 20 to 25 dBA with windows closed. Compliance with current Title 24 energy efficiency standards, which require increased building insulation and inclusion of an interior air ventilation system to allow windows on noise-impacted façades to remain closed. Exterior-to-interior noise reductions typically average approximately 25 dBA. The absorptive characteristics of interior rooms, such as carpeted floors, draperies, and furniture, can also provide further reductions in interior noise levels.

## 2.8 COMMUNITY RESPONSE TO NOISE

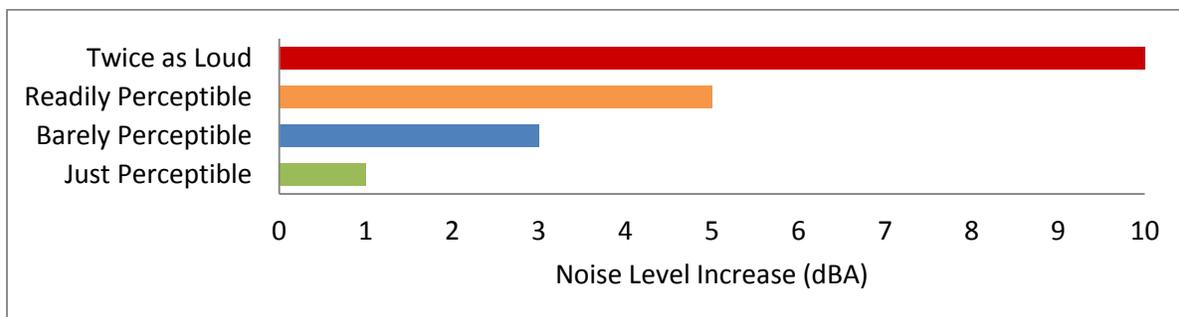
Community responses to noise may range from registering a complaint by telephone or letter, to initiating court action, depending upon each individual's susceptibility to noise and personal attitudes about noise. Several factors are related to the level of community annoyance including:

- Fear associated with noise producing activities;
- Socio-economic status and educational level;
- Perception that those affected are being unfairly treated;
- Attitudes regarding the usefulness of the noise-producing activity;
- Belief that the noise source can be controlled.

Approximately ten percent of the population has a very low tolerance for noise and will object to any noise not of their making. Consequently, even in the quietest environment, some complaints will occur. Another twenty-five percent of the population will not complain even in very severe noise environments. Thus, a variety of reactions can be expected from people exposed to any given noise environment. (10) Surveys have shown that about ten percent of the people exposed to traffic noise of 60 dBA will report being highly annoyed with the noise, and each increase of one dBA is associated with approximately two percent more people being highly annoyed. When traffic noise exceeds 60 dBA or aircraft noise exceeds 55 dBA, people may begin to complain. (10)

Despite this variability in behavior on an individual level, the population as a whole can be expected to exhibit the following responses to changes in noise levels as shown on Exhibit 2-C. An increase or decrease of 1 dBA cannot be perceived except in carefully controlled laboratory experiments, a change of 3 dBA are considered *barely perceptible*, and changes of 5 dBA are considered *readily perceptible*. (11)

**EXHIBIT 2-C: NOISE LEVEL INCREASE PERCEPTION**



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### 3 REGULATORY SETTING

To limit population exposure to physically and/or psychologically damaging as well as intrusive noise levels, the federal government, the State of California, various county governments, and most municipalities in the state have established standards and ordinances to control noise. In most areas, automobile and truck traffic is the major source of environmental noise. Traffic activity generally produces an average sound level that remains fairly constant with time. Air and rail traffic, and commercial and industrial activities are also major sources of noise in some areas. Federal, state, and local agencies regulate different aspects of environmental noise. Federal and state agencies generally set noise standards for mobile sources such as aircraft and motor vehicles, while regulation of stationary sources is left to local agencies.

#### 3.1 STATE OF CALIFORNIA NOISE REQUIREMENTS

The State of California regulates freeway noise, sets standards for sound transmission, provides occupational noise control criteria, identifies noise standards and provides guidance for local land use compatibility. State law requires that each county and city adopt a General Plan that includes a Noise Element which is to be prepared according to guidelines adopted by the Governor's Office of Planning and Research. (12) The purpose of the Noise Element is to *limit the exposure of the community to excessive noise levels*. In addition, the California Environmental Quality Act (CEQA) requires that all known environmental effects of a project be analyzed, including environmental noise impacts.

#### 3.2 STATE OF CALIFORNIA GREEN BUILDING STANDARDS CODE

The 2014 State of California's Green Building Standards Code contains mandatory measures for non-residential building construction in Section 5.506 on Environmental Comfort. (13) These noise standards are applied to new construction in California for the purpose of controlling interior noise levels resulting from exterior noise sources. The regulations specify that acoustical studies must be prepared when non-residential structures are developed in areas where the exterior noise levels exceed 65 dBA CNEL, such as within a noise contour of an airport, freeway, railroad, and other areas where noise contours are not readily available. If the development falls within an airport or freeway 65 dBA CNEL noise contour, the combined sound transmission class (STC) rating of the wall and roof-ceiling assemblies must be at least 50. For those developments in areas where noise contours are not readily available and the noise level exceeds 65 dBA Leq for any hour of operation, a wall and roof-ceiling combined STC rating of 45, and exterior windows with a minimum STC rating of 40 are required (Section 5.507.4.1).

### 3.3 CITY OF WILDOMAR NOISE ELEMENT

The City of Wildomar was incorporated as a City in October of 2008. Through the incorporation process, the City adopted the Riverside County General Plan Noise Element to control and abate environmental noise, and to protect the citizens of the City of Wildomar from excessive exposure to noise. (14) The Noise Element adopted from the County of Riverside at incorporation specifies the maximum allowable exterior noise levels for new developments impacted by stationary noise sources. The City of Wildomar has identified exterior noise limits to control operational noise impacts associated with the development of the proposed Oak Creek Discount Tire Center Project. Table N-2 of the Noise Element *provides the City's Stationary Source Land Use Noise Standards* that are limited to residential land use.

### 3.4 CITY OF WILDOMAR NOISE ORDINANCE

The most effective method to control community noise impacts from non-transportation stationary noise sources (such as an air compressor, an air impact wrench, car lifts, tire balancer machines, and a variety hand tools) is through the application of a noise control ordinance. To analyze noise impacts originating from a designated location or private property such as the Project site, stationary noise sources such as the operational activities associated with the Project are evaluated against standards established under the City's Municipal Code. (15) The City of Wildomar Noise Ordinance is included in Appendix 3.1.

The City of Wildomar Noise Ordinance, included in the Municipal Code (Chapter 9.48), establishes the maximum permissible noise level that may intrude into a neighboring property. The Noise Ordinance (Section 9.48.040) establishes the exterior noise level criteria for properties affected by operational (stationary) noise sources. For Retail Commercial (CR) properties, the exterior noise level shall not exceed 65 dBA Leq during daytime hours (7:00 a.m. to 10:00 p.m.) and 55 dBA Leq during the nighttime hours (10:00 p.m. to 7:00 a.m.) Consistent with the conditions of approval, this analysis has been prepared to satisfy the 55 dBA noise level criteria at the lease space boundary walls in accordance with Section 9.48.040 of the Wildomar Municipal Code.

## 4 MEASURED BARRIER PERFORMANCE

To evaluate the potential for the Project to impact the adjacent businesses, the performance of the existing demising wall barrier was measured. This section describes the existing background noise level measurements taken within the neighboring unit to the Project site, occupied by Massage Envy. To describe the existing barrier performance or transmission loss (TL) of the demising wall between the units, 1/3 octave band frequency noise level measurements were taken within the Massage Envy both without and with a simulated noise source. To measure the barrier performance, a total of five short-term noise level measurements were collected at the locations shown on Exhibit 4-A. The noise level measurements were collected by Urban Crossroads, Inc. on Thursday, June 18<sup>th</sup>, 2015. Appendix 4.1 includes study area photos.

### 4.1 MEASUREMENT PROCEDURE AND CRITERIA

To describe the existing barrier performance, noise levels were measured during typical weekday conditions within the Massage Envy and Discount Tire units. The short-term interior noise level measurements were collected using a Mezzo Type 1 precision microphone with a ½" prepolarized MPA 231 microphone from BSWA Technology, Inc. (Serial Number 490731). The Mezzo meter is capable of measuring the frequency spectrums of 1/1 Octave (16 Hz to 16k Hz) and 1/3 Octave (12.5 Hz to 20k Hz). The sound level meter was calibrated using a Larson-Davis calibrator, Model CAL 200. The sound level meter and microphone was equipped with a windscreen during all measurements. All noise level measurement equipment satisfies the American National Standards Institute (ANSI) standard specifications for sound level meters ANSI S1.4-2014/IEC 61672-1:2013. (16)

### 4.2 BARRIER PERFORMANCE ANALYSIS METHODS

To determine the existing performance of the demising wall (barrier) between the Discount Tire unit and the Massage Envy tenant, noise level measurements were taken at each location, as shown on Exhibit 4-A, within Massage Envy without and with a simulated Project noise level of 80 dBA of pink noise. Pink noise contains all the frequencies on the audible spectrum for human hearing, however, the power per hertz in pink noise decreases as the frequency increases. (17) The use of pink noise provides higher levels of the lower frequencies along the audible spectrum. Low frequency noise levels travel further than high frequency due to their longer distance between wave peaks, or wavelengths. This makes attenuating low frequency noise levels more difficult than that of the higher frequencies, as the noise attenuator (e.g. barrier, etc.) must block the lower frequencies to be effective.

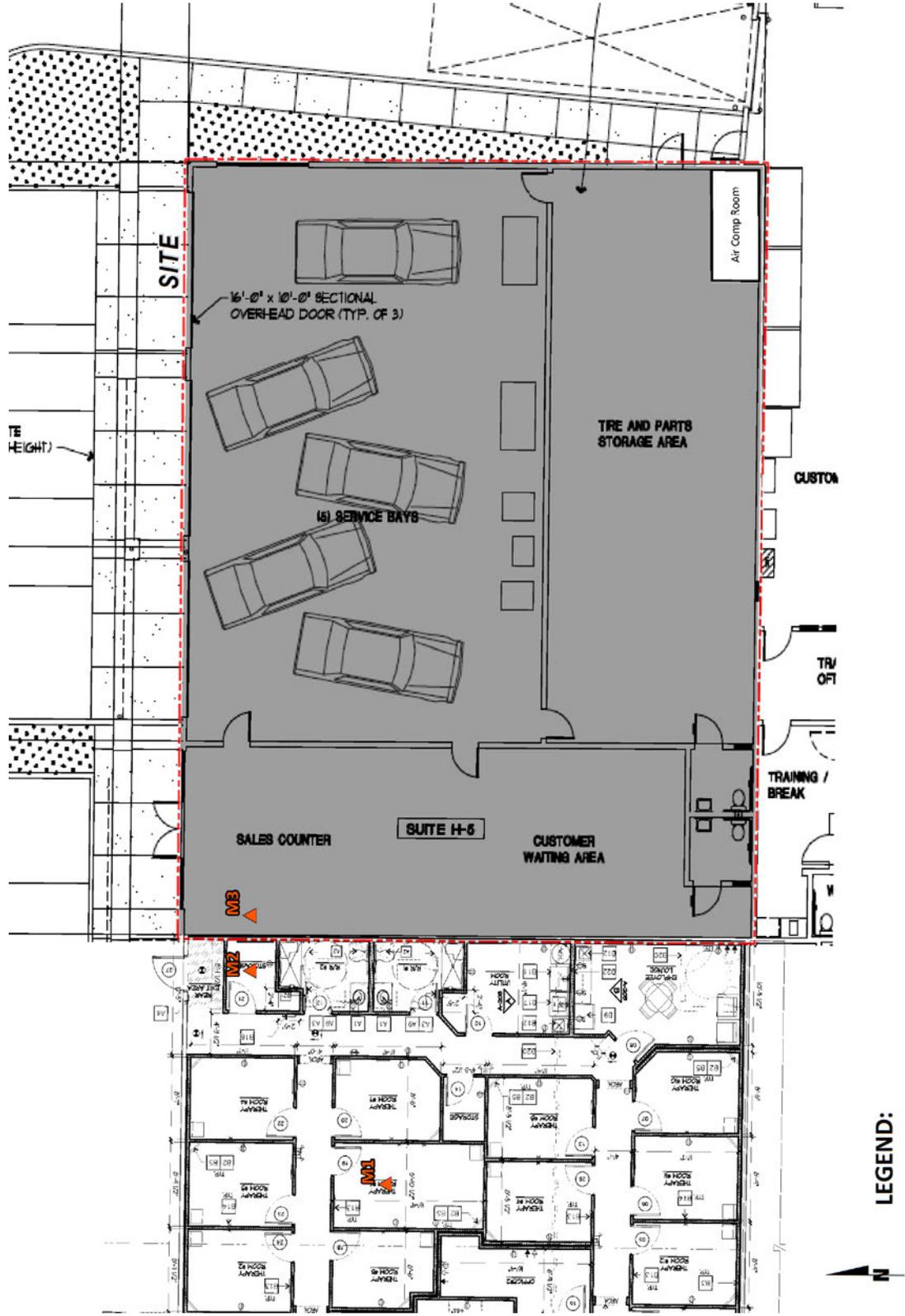
The simulated Project-source test signal consisted of 18 contiguous 1/3 octave bands of pink noise. By using a reference sound level (pink noise) with high levels of lower frequencies, the demising wall's ability to attenuate the future Discount Tire operational noise levels can be assessed. It is important to note that the pink noise source was located in the future lobby of the Discount Tire unit, adjacent to the demising wall to represent worst-case conditions, in reality the Project operational noise sources would be located behind an additional interior wall in the garage portion of the unit. Further, the Massage Envy space has been designed with noise

considerations in mind, with all the storage and utility, wash room, and employee areas located on the demising wall with the therapy rooms in the center. The noise level in both the source and receiving room are then measured and the difference between them is calculated, resulting in what is known as the noise reduction (NR) of the demising wall. The results of this analysis are presented later in this chapter, and represent the existing measured NR performance of the demising wall between the Massage Envy and Discount Tire units.

### **4.3 NOISE MEASUREMENT LOCATIONS**

To describe the existing noise environment within the neighboring Massage Envy unit, it is not necessary to collect measurements at each individual room, because each receiver measurement represents a group of rooms that share acoustical equivalence. In other words, the area represented by the receiver shares similar shielding and geometric relationship to the reference noise source. Receivers represent a location of noise sensitive areas and are used to estimate the future noise level impacts. Collecting reference ambient noise level measurements at the nearby sensitive receiving rooms allows for a comparison of the before and after Project noise levels.

EXHIBIT 4-A: NOISE MEASUREMENT LOCATIONS



#### 4.4 NOISE MEASUREMENT RESULTS

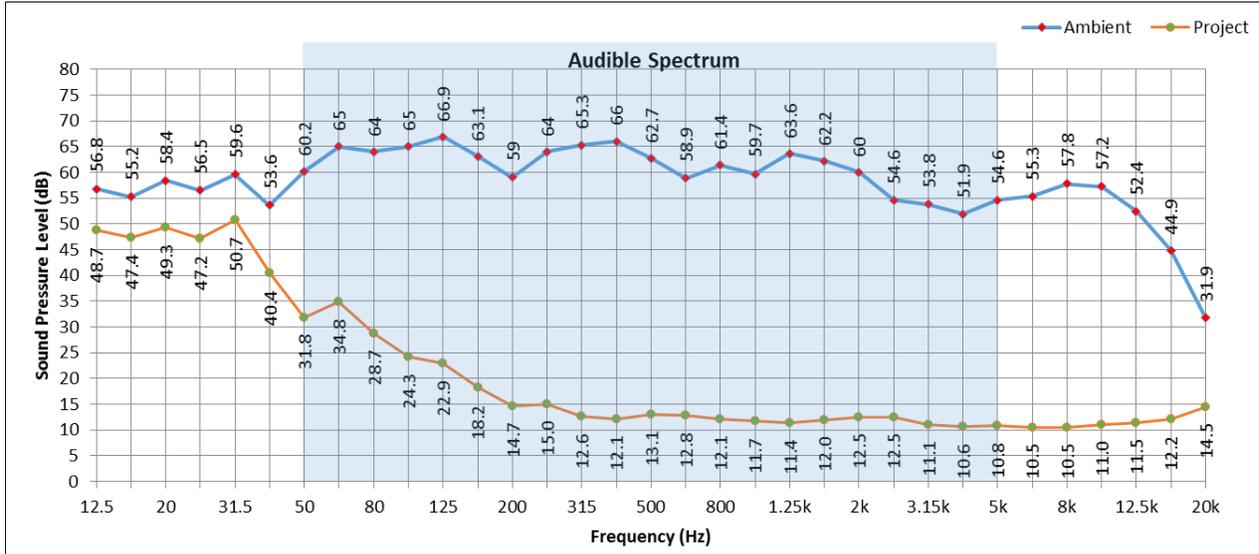
To describe the existing ambient noise environment, the noise measurements presented below focus on the average or equivalent sound levels (Leq). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. Table 5-1 identifies the noise levels at each noise level measurement location and the duration of each measurement. Appendix 4.2 provides a summary of the existing hourly ambient noise levels described below:

**M1** Location M1 represents the (without simulated noise source) existing Therapy Room #9 within the neighboring Massage Envy space. Based on the noise level measurement of the interior background ambient noise conditions, the measured noise level approached 42.7 dBA Leq. This interior background ambient noise level includes typical background noise sources within Massage Envy therapy rooms including spa music that can be adjusted for each individual therapy room, ventilation from the central air conditioning unit, and a small corded room fan.

Measurements taken with the simulated 80 dBA pink noise source in the Discount Tire lobby produced a measured interior noise level of 24.1 dBA Leq. All background ambient noise sources (spa music, central air conditioning and room fans) were removed during the simulated conditions noise level measurements. The only audible noise source at the time of the simulated noise source measurement was background voices from a neighboring therapy room. In effect, the typical interior background ambient noise conditions in the neighboring Massage Envy therapy rooms were associated with the spa music, air conditioning, and room fan were higher than the measurements taken with the simulated noise source and the background ambient noise sources (spa music, central air conditioning and room fans) removed.

Also, it is important to note that noise levels of 34.2 dBA begin to extend beyond the lower limits of the microphones ability to measure community and environmental noise level impacts.. This shows that the existing interior background ambient noise conditions (spa music, air conditioning, and fan) within Therapy Room #9 were far greater than the measurement with the simulated Project (80 dBA pink noise in the Discount Tire Center lobby) operational noise. Exhibit 4-B shows the frequency spectrum of both measurements taken at location M1.

**EXHIBIT 4-B: THERAPY ROOM 9 (LOCATION M1) FREQUENCY CONTENT**

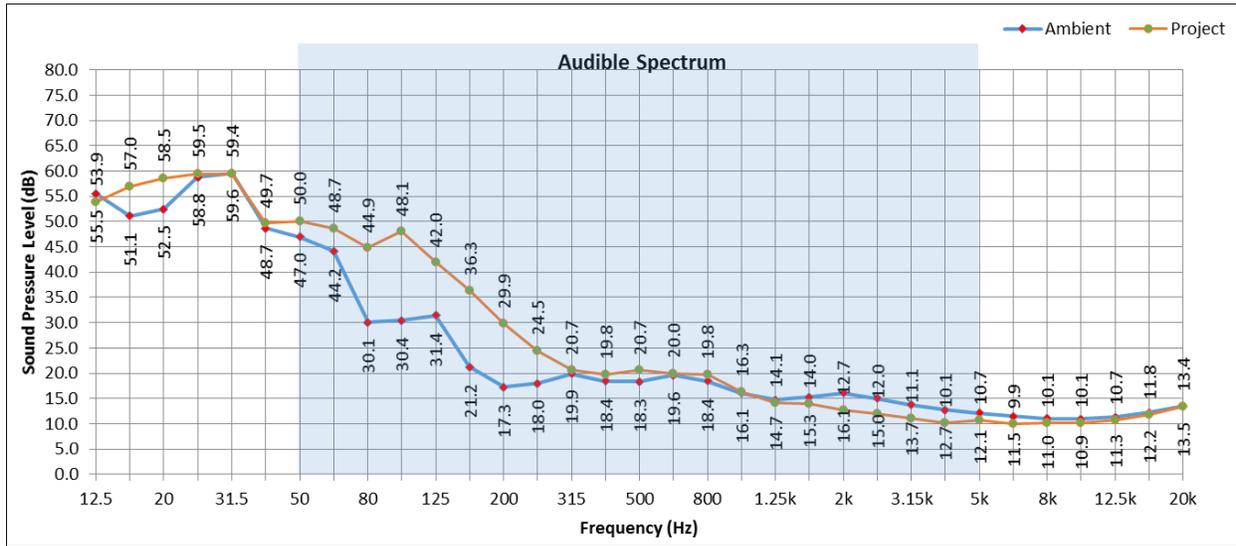


**M2** Location M2 represents the interior background ambient noise conditions within the Storage Room, strategically located next to the demising wall to the Discount Tire Center unit. The background ambient noise level measurement, without the simulated Project noise source, resulted in an energy-average noise level of 28.9 dBA Leq. With the addition of the simulated pink noise source of 80 dBA, located on the other side of the demising wall, the noise level measurement within the Storage Room approached 33.6 dBA Leq.

This shows that the simulated noise source measurement conditions produced a noise reduction of approximately 46.4 dBA from the demising wall to the Massage Envy Storage Room, immediately adjacent to the Project. It is important to note that the noise source was located in the future lobby of the Discount Tire Center unit, adjacent to the demising wall to represent worst-case conditions, and in reality the Project operational noise sources would be located behind a second interior wall in the garage portion of the unit. Exhibit 4-C shows the frequency content of both measurements taken at location M2.

Table 4-1 provides the (energy average) noise levels used to describe the without and with Project conditions at each measurement location within the Massage Envy unit. These energy average noise levels represent the average of all noise levels observed during these time periods expressed as a single number. Appendix 4.2 provides a summary of the noise levels for each measurement location as well as the 1/3 octave band frequencies of each measurement.

**EXHIBIT 4-C: STORAGE ROOM (LOCATION M2) FREQUENCY CONTENT**



**TABLE 4-1: AMBIENT NOISE LEVEL MEASUREMENTS**

ID	Location	Noise Source	Duration (hh:mm:ss)	Distance From Source (Feet)	Noise Source Height (Feet)	Average Noise Level (dBA Leq) <sup>1</sup>
M1	Therapy Room 9	Existing/Current Interior Background Ambient Noise Conditions	0:03:40	0'	0'	42.7
		80 dBA pink noise source in the adjacent Discount Tire Lobby	0:01:15	30'	3'	24.1
M2	Storage Room	Existing/Current Interior Background Ambient Noise Conditions	0:01:00	0'	0'	28.9
		80 dBA pink noise source in the adjacent Discount Tire Lobby	0:01:00	8'	3'	33.6

<sup>1</sup> As measured by Urban Crossroads, Inc. on Thursday, June 18, 2015.

**4.5 MEASURED BARRIER PERFORMANCE RESULTS**

Based on the existing interior background ambient noise level measurements taken at locations M1 and M2, the noise levels without the simulated Project noise, ranged from 28.9 to 42.7 dBA Leq. When measured with the simulated 80 dBA of pink noise from the Project site lobby area, the noise levels at measurement locations M1 and M2 ranged from 24.1 to 33.6 dBA Leq. The analysis shows that the indoor background ambient noise conditions at location M1, within Therapy Room #9, were primarily influenced by the existing noise sources within the Massage Envy space. The 80 dBA simulated noise source placed in the Discount Tire Center lobby was simply not audible in Therapy Room #9 even without all the typical background noise levels (spa music, air conditioning, and room fan) turned off.

The indoor background ambient noise conditions at measurement location M2, within the Massage Envy Storage Room adjacent to the demising wall, experienced noise levels of 28.9 dBA Leq. With the simulated Project pink noise of 80 dBA, the noise levels approached 33.6 dBA Leq. Location M2 was the closest measurement within Massage Envy to the simulated source in the neighboring Project unit, and experienced up to 46.4 dBA of noise reduction. This suggests that the Discount Tire Center may contribute a noise level of 4.7 dBA Leq in the storage room of Massage Envy. It is important to note that the simulated noise source was located in the future lobby of the Discount Tire Center unit, adjacent to the demising wall to represent worst-case conditions, and in reality the Project operational noise sources would be located behind a second interior wall in the garage area with the air compressor enclosed in the eastern corner to minimize potential noise levels.

Based on the measured barrier performance analysis, the existing demising wall adequately reduced the 80 dBA simulated Project noise source to below the City of Wildomar 55 dBA Leq noise level standard. This shows that the noise sources associated with the Oak Creek Discount Tire Center, such as an air compressor, an air impact wrench, car lifts, tire balancer machines, and a variety hand tools, will not exceed the City of Wildomar 55 dBA Leq noise level standard within the neighboring Massage Envy..

This analysis demonstrates that the existing noise-related design features of both the Massage Envy unit and demising wall are adequate to satisfy the conditions of approval and City of Wildomar 55 dBA Leq noise level standard. The Massage Envy space was designed with the non-sensitive rooms (e.g. storage room, wash room, and employee areas) along the demising wall with the therapy rooms located in the center of the space away from Discount Tire Center. Further, the demising wall includes the installation of ¾" QuietRock 510 sound board to reduce the noise levels within the unit.

To minimize the potential noise impacts on the adjacent businesses, the Discount Tire Center has also planned multiple sound attenuation measures to shield and reduce sound impacts emanating from the tire installation areas. Such measures proposed by the Applicant include the installation of ¾" QuietRock 510 as an additional layer to the existing demising wall within the Discount Tire Center lobby. . Further, the Applicant has strategically arranged their floor plan to designate the first "tire bay" for tire alignments only since this activity is a "low noise" service; and the applicant has also decided to use new "low noise impact guns" for all tire installations to further reduce noise impact on the adjacent businesses. The added attenuation provided by these noise-reducing design features is further discussed in Section 5.

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## 5 PREDICTED BARRIER PERFORMANCE

This section shows the existing and future barrier performance of the demising wall between the Massage Envy and Discount Tire units, and describes their performance in reducing interior noise levels based on typical noise levels associated with the future Project operational noise sources.

### 5.1 INSUL PREDICTION MODEL

To predict the barrier performance of the existing demising wall and the Project applicant's planned installation of additional noise attenuation features, the Transmission Loss characteristics for each of the wall assemblies using plan details were estimated using INSUL Sound Insulation Prediction Version 8.04. (6) INSUL is a model-based computer program, developed by Marshall Day Acoustics for predicting the Transmission Loss (TL) performance of single, double and triple panel walls, floors, roofs, ceilings and windows in 1/3 octave bands. It is acoustically based on theoretical models that require only minimal material information that can make reasonable estimates of the TL and sound transmission class (STC) for use in sound insulation calculation. It models individual materials using the simple mass law and coincidence frequency approach and can model more complex assembly partitions as well. It has evolved over several versions into an easy to use tool and has refined its theoretical models through continued comparison with laboratory tests to provide acceptable accuracy for a wide range of construction materials. INSUL model performance comparisons with laboratory test data show that the model generally predicts the performance of a given assembly within 3 STC points.

### 5.2 NOISE REDUCTION METHODOLOGY

The noise insulation provided by a building shell is dependent on the characteristics of the noise source, including loudness, frequency, duration, and angle of incidence, the transmission characteristics of the structure, and the sound absorption characteristics within the receiving room. Noise reduction is the performance of the system as a whole and represents the quantitative measure of sound isolation between spaces. The NR between two spaces, such as from the exterior to the interior of a dwelling, depend on the TL of the various components in the separating wall, the area of the separating wall, and the acoustical absorption in the receiving room. The amount of sound energy transmitted through a wall, roof or floor can be limited in several ways including the elimination of all air infiltration gaps, openings, and possible flanking paths. Flanking noise degrades the performance of a partition by going over or around it.

Some materials reflect more of the incident sound, converting less of it into vibration energy. The mass of the exterior and interior panels influence how much sound will pass through them. The more mass a structural element has the more energy it takes to set it into vibration, and therefore, adding weight to a wall or ceiling by attaching a gypsum board layer will make the assembly pass less sound. (8) The concept that the transmission loss of a barrier is directly related to the barrier's surface mass (pounds per square foot) is known as mass law. The law specifically states that for each doubling of surface mass, or frequency, there is a 6 dB increase in the transmission loss of the barrier.

Using the general approach outlined in ASTM E336-14 *Standard Test Method for Measurement of Airborne Sound Attenuation between Rooms in Buildings*, TL data can be expressed as a single-number rating called the Sound Transmission Class (STC), which is often used for specification purposes. (18) The Massage Envy Tenant Improvement Plans prepared by Creative Heights Designs, Inc. provide floor plans, ceiling plans and wall assembly details. The floor and ceiling plans are included in Appendix 5.1. The Massage Envy shared wall assembly details are shown on Exhibit 5-A. The wall assembly details indicated that Massage Envy tenant improvements did not rely solely on the existing building structure demising wall and instead constructed a second interior wall separated using  $\frac{3}{4}$ " QuietRock 510 sound damping gypsum panel.

### 5.2.1 SOUND TRANSMISSION LOSS

The *composite* sound transmission loss (TL) of an assembly can be calculated to determine the transmission loss achieved by an assembly composed of multiple elements. This can be achieved by examining the total area of the partition, the area of the penetration (such as a window, door, or hole in the partition), and the transmission loss of each element. Since the sound transmitted between rooms often involves several building components, it is necessary to consider the TL of each separate component to calculate the NR.

### 5.2.2 SOUND TRANSMISSION CLASS

STC is a single number rating calculated in accordance with ASTM E413, using values of sound transmission loss. It provides an estimate of the sound performance of a partition, window, or door in sound insulation problems. STC is appropriate as an initial screening device. Final selection of the barrier materials should be based on analyzing the entire frequency spectrum and comparing it with the anticipated type of noise source. (17)

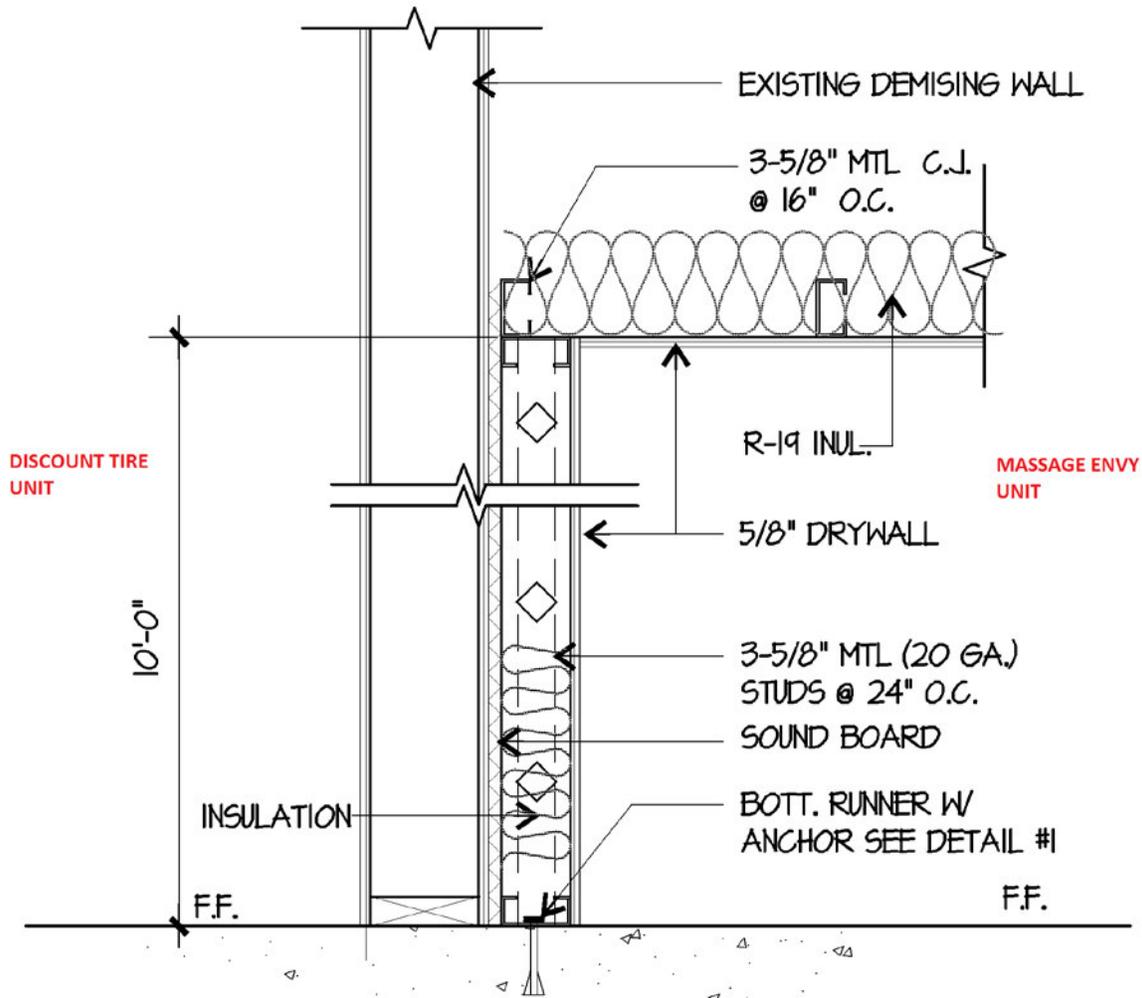
## 5.3 NOISE REDUCTION CALCULATIONS

To determine the noise reduction (NR) of the existing demising wall and predict the future NR with the planned attenuation measures provided by the Project applicant, the INSUL prediction model was used. The existing building materials of the Massage Envy demising wall are shown on Exhibit 5-A, and detail the use of sound board within the existing structure. This soundboard represents a single layer of  $\frac{3}{4}$ " QuietRock 510 and was used during construction to reduce the noise levels within the Massage Envy unit. Further, Exhibit 5-A shows that the demising wall was constructed to wrap around the top of the wall to fully enclose the ceiling of the Massage Envy unit as well to provide sound isolation. The information provided by the Massage Envy Tenant Improvement Plans prepared by Creative Heights Designs, Inc. was used to input the demising wall parameters into the INSUL program. The floor and ceiling plans are included in Appendix 5.1.

Based on the results of the INSUL analysis, the existing demising wall provides an STC rating of 48. For future conditions, an additional sound board,  $\frac{3}{4}$ " QuietRock 510, was added to the Discount Tire side of the demising wall to predict the NR of the wall under future conditions. The resulting STC rating under future conditions was estimated with an STC rating of 55. The

additional TL calculations for each frequency band are included in Appendix 5.2 for both existing and future wall conditions.

**EXHIBIT 5-A: EXISTING DEMISING WALL DETAIL**



#### 5.4 OPERATIONAL NOISE SOURCES

The operational noise sources associated with the proposed Project are expected to include an air compressor, an air impact wrench, car lifts, tire balancer machines, and a variety hand tools. Based on information provided by the applicant this analysis assumes the Project would be operational during the typical business hours of 8:00 a.m. to 6:00 p.m., seven days per week. These hours are typically reduced on Saturdays and Sundays. Discount Tire Centers provide the following mechanical services:

- Oil Changes
- Alignment Services
- Brake Service
- Shocks and Struts

- Suspension Work
- Fluid Exchanges Services
- Battery Service and Replacement
- Air Conditioning Service and Repair
- Tire Repair
- Tire Replacement
- Radiator Replacement

## 5.5 REFERENCE NOISE LEVELS

To estimate the Project operational noise impacts, reference noise level measurements were collected from similar types of activities at two existing Discount Tire Center locations to represent the noise levels expected with the development of the proposed Project. It is important to recognize that these reference noise levels overstate the noise levels expected at the Oak Creek Discount Tire Center with the Project design features identified in the June 3, 2013 CUP staff report outlined in Section 1.3 of this report. The reference noise levels are intended to describe the expected air compressor, air impact wrench, car lifts, tire balancer machines, and a variety hand tools noise sources. To estimate the Project operational noise impacts at the neighboring Massage Envy unit, the following seven reference noise level measurements were collected from existing Discount Tire Center locations containing similar operational noise sources, as shown on Table 5-1. Appendix 5.3 includes reference noise source photos for each location, and Appendix 5.4 includes the reference noise level measurement worksheets.

### 5.5.1 LAKE FOREST DISCOUNT TIRE CENTER

On Friday, June 19<sup>th</sup>, 2015, Urban Crossroads, Inc. collected short-term operational noise level measurements at the Discount Tire Center located at 22482 Muirlands Boulevard in the City of Lake Forest. The measurements taken at the Lake Forest Discount Tire Center represent typical weekday activities including noise sources such as the lobby TV, air compressor, air impact wrench, car lift, and rotary car lift. The noise levels measured for the reference noise level measurements described below are provided on Table 5-1.

#### Lobby TV

The reference lobby TV measurement was taken within the Lake Forest Discount Tire Center waiting room and includes noise from the lobby TV and coffee machine. The reference measurements taken over a one-minute period in the waiting room resulted in a combined noise level of 61.0 dBA Leq at a reference distance of five feet and an eight-foot high noise source height.

#### Air Compressor

A reference measurement was taken of the air compressor within the garage of the Lake Forest Discount Tire Center. The results of the measurement showed a noise level of 81.1 dBA Leq over a one-minute period at a distance of three feet and at a noise source height of two feet.

### **Air Impact Wrench**

The air impact wrench at the Lake Forest Discount Tire Center was measured at a noise level of 78.7 dBA Leq over a one-minute period. The reference distance to the air impact wrench was 15 feet at a noise source height of five feet.

### **Car Lift**

An additional reference noise level measurement was taken of the car lift within the Discount Tire Center garage. The thirty-four second reference measurement results showed a noise level of 75.1 dBA Leq at distance of 15 feet and a noise source height of seven feet.

### **Rotary Car Lift**

The rotary car lift was measured over a twenty-three second period at the Lake Forest Discount Tire Center. The resulting noise level was 64.2 dBA Leq at a reference distance of 10 feet and a noise source height of seven feet.

## **5.5.2 RANCHO SANTA MARGARITA DISCOUNT TIRE CENTER**

Additional reference noise level measurements were taken on Friday, June 19<sup>th</sup>, 2015, by Urban Crossroads, Inc. at the Discount Tire Center located at 23051 Antonio Parkway in the City of Rancho Santa Margarita (RSM). The measurements taken at the RSM Discount Tire Center represent typical weekday activities including noise sources such as tire balancing and the air wrench, phone, and compressor operating simultaneously. The noise levels measured for each reference noise level measurement are provided on Table 5-1.

### **Tire Balancing**

A reference noise level measurement was taken at the RSM Discount Tire Center over a one-minute and twenty-second period to describe the tire balancing activities at the proposed Project. The reference noise level was measured at 73.0 dBA Leq at a distance of three feet and a noise source height of three feet.

### **Air Wrench, Phone, and Compressor**

To describe the noise levels when multiple sources are operating simultaneously within a Discount Tire Center such as the Project, a reference noise level measurement was taken at the RSM Discount Tire Center to describe the air wrench, phone, and compressor noise sources. Over a one-minute period of activity, the noise level at a distance of five feet was measured at 80.6 dBA Leq, with a noise source height of five feet.

## **5.5.3 WORST-CASE REFERENCE NOISE LEVELS**

To describe the worst-case Project-only operational noise levels associated with the Oak Creek Discount Tire Center, this analysis relies on a reference noise level of 80.6 dBA Leq representing the air wrench, phone ringing, and compressor operating simultaneously. While specific noise levels at the Project site will depend on the actual intensity of operations during normal operating hours, the reference noise level of 80.6 dBA Leq is used to describe the peak Project operational

noise activity since it represents similar operational characteristics to the Project. However it is important to recognize the noise levels from the Oak Creek Discount Tire Center are expected to be reduced through the additional noise-related design considerations outlined in Section 1.3 including: the location of the air compressor within an enclosed room furthest from the demising wall, the additional QuietRock sound board for the lobby and demising walls, and the use of a low noise impact wrench.

**TABLE 5-1: REFERENCE NOISE LEVEL MEASUREMENTS**

Location	Noise Source	Duration (h:mm:ss)	Distance From Source (Feet)	Noise Source Height (Feet)	Average Noise Level (dBA Leq)
Lake Forest	Lobby TV	0:01:00	5'	8'	61.0
	Air Compressor	0:01:07	3'	2'	81.1
	Air Impact Wrench	0:01:13	15'	5'	78.7
	Car Lift	0:00:34	15'	7'	75.1
	Rotary Car Lift	0:00:23	10'	7'	64.2
RSM	Tire Balancing	0:01:20	3'	3'	73.0
	Air Wrench, Phone, Compressor	0:01:05	5'	5'	80.6

<sup>1</sup> As measured by Urban Crossroads, Inc. on Friday, June 19, 2015. See Appendix 5.3 for the reference noise source photos, and Appendix 5.4 for the reference noise level measurement printouts.

## 5.6 PREDICTED BARRIER PERFORMANCE RESULTS

The NR between the two spaces, Massage Envy and Discount Tire Center, depends on the TL of the various components in the separating wall, the area of the separating wall, and the acoustical absorption in the receiving room. With the STC calculations previously discussed in Section 5.3, the interior noise level can be determined within the Massage Envy unit based on existing and future Project operational noise conditions. The reference noise level measurements, described in Section 5.5, show a noise level of 80.6 dBA Leq within the garage of an existing Discount Tire Center located in RSM. By using the reference noise level of similar operational activities, the future operational noise of the Project can be estimated at the neighboring Massage Envy unit.

Since the STC rating of the demising wall has been calculated, it is possible to estimate the interior noise levels with the reference 80.6 dBA Leq noise source from the Oak Creek Discount Tire Center. The interior noise levels are predicted based on the exterior noise level, minus the STC rating of the wall, plus ten times the logarithmic division of the square footage of the receiving room ("S") by the total absorption of the receiving room ("A"). Additional adjustment factors are added to the equation below based on the type of furnishings and floor areas of the receiving room. For the purposes of this analysis, the receiving Storage Room was given an adjustment factor of 0.8 for standard office furnishings, such as reflective walls, an acoustical ceiling, and a hard floor. (19) The equation used to calculate the interior noise levels is shown below:

$$\text{Leq (Interior)} = \text{Leq (Exterior)} - \text{STC} + 10 * \text{Log}(S/A) + \text{ADJ}$$

Based on the equation above, the existing and future interior noise level of the Storage Room and Therapy Rooms can be calculated. The Storage Room is closest to the demising wall between the Massage Envy and Discount Tire Center units, and therefore, the noise levels experienced in the other measurement location from Section 4, Therapy Room #9, will be lower due to the additional interior walls which will further attenuate the Project noise levels. Exhibit 5-B shows the receiving rooms of Massage Envy in relation to the Discount Tire Center noise source activity.

### 5.6.1 EXISTING BARRIER PERFORMANCE

Table 5-2 shows the noise levels with the existing demising wall with an STC rating of 48 results in an interior noise level of 36.5 dBA Leq in the Storage Room, and a noise level of 36.1 dBA Leq in Therapy Room #9. This shows that with a reference noise source of 80.6 dBA Leq for the Discount Tire Center, the interior noise levels of up to 36.5 dBA Leq will not exceed the City of Wildomar CUP 55 dBA Leq noise level standard. Further, the noise levels in Therapy Room #9 do not account for the additional attenuation provided by any other wall other than the demising wall, which represents a conservative analysis and may overstate the actual noise levels due to the operation of the Project.

### 5.6.2 FUTURE BARRIER PERFORMANCE

The future barrier performance includes the additional attenuation provided by the planned Project addition of the ¾" QuietRock 510 sound board along the demising wall, resulting in an STC rating of 55. The future interior noise levels, as shown on Table 5-2, will approach 29.5 dBA Leq within the Storage Room, and 29.1 dBA Leq within Therapy Room #9, and will not exceed the City of Wildomar CUP 55 dBA Leq noise level standard.

**TABLE 5-2: PREDICTED INTERIOR NOISE LEVELS**

Receiver Location	Distance To Source (Feet)	Reference Noise Level (dBA Leq) <sup>1</sup>	Distance Attenuation (dBA Leq)	Noise Level At Wall (dBA Leq)	STC Rating Of Demising Wall <sup>2</sup>		Noise Level With STC Rating (dBA Leq) <sup>3</sup>	
					Existing	Future	Existing	Future
Storage Room	21'	80.6	-12.5	68.1	48	55	36.5	29.5
Therapy Room #9	42'	80.6	-18.5	62.1	48	55	36.1	29.1

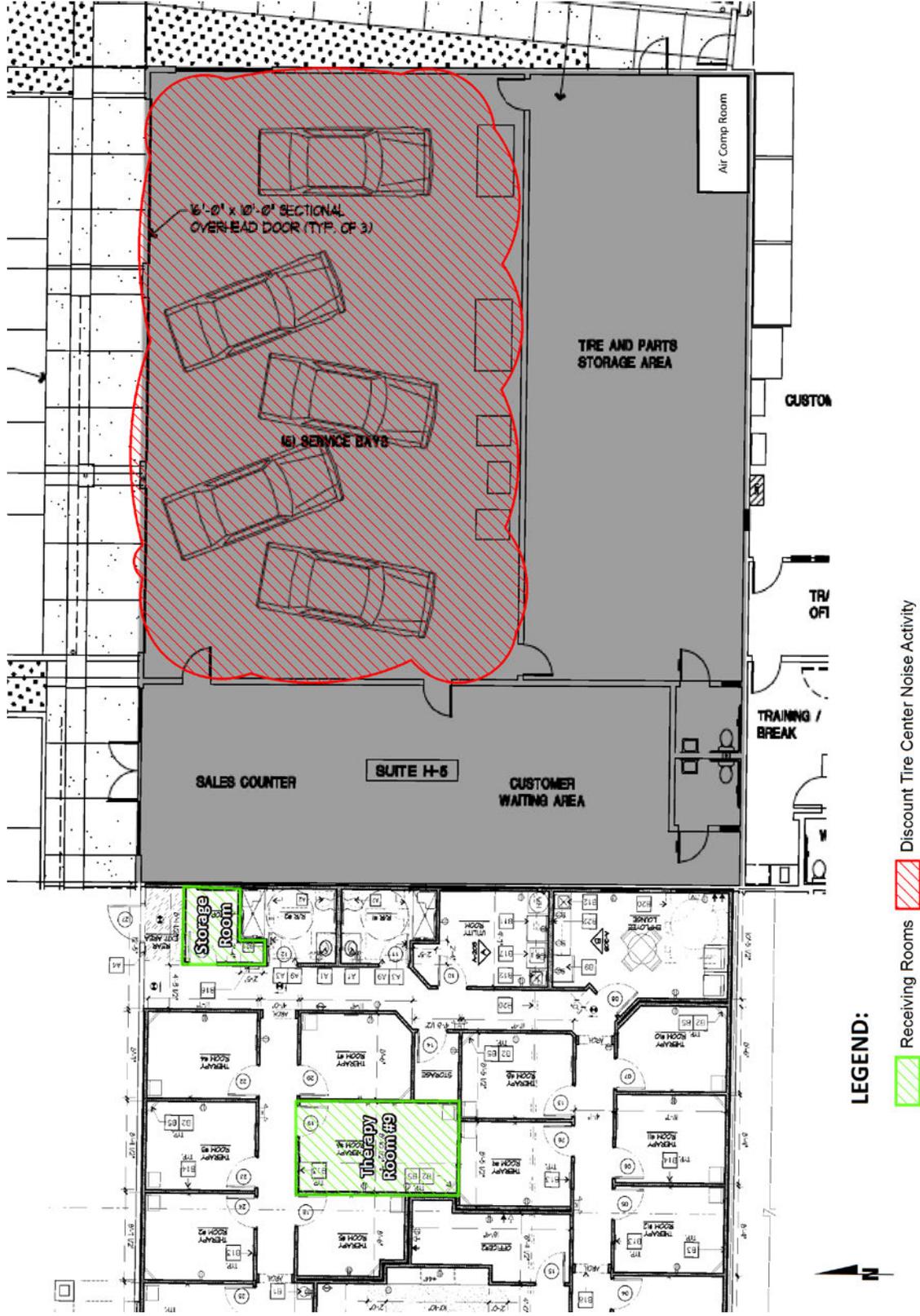
<sup>1</sup> As measured by Urban Crossroads, Inc. on Friday, June 19, 2015.

<sup>2</sup> See Appendix 5.2 for the INSUL STC calculation printouts.

<sup>3</sup> Calculated using the equation provided in Section 5.6.

Based on the existing and future barrier performance analysis, the Project noise impact on the neighboring Massage Envy unit under existing or future conditions with the planned Project design features are considered less than significant. Therefore, no additional noise abatement measures are required of the Discount Tire Center

**EXHIBIT 5-B: OPERATIONAL NOISE SOURCE AND RECEIVING ROOMS**



## 6 EXTERIOR NOISE LEVEL ANALYSIS

This section presents the existing ambient noise level measurements collected outside of the Project site, as well as the expected exterior operational noise levels due to the Project site.

### 6.1 EXISTING EXTERIOR AMBIENT NOISE LEVELS

To assess the existing exterior ambient noise environment outside of the Discount Tire Center and Massage Envy units, an exterior noise level measurement, L1, was taken at the Albertson's southern building façade, across from the Project as shown on Exhibit 6-A. The existing background exterior noise levels consist primarily of vehicle drive aisle traffic between the Albertson's and the outside of the Discount Tire Center and Massage Envy. Vehicular traffic from the nearby I-15 Freeway is also included in the exterior noise level measurement. The background exterior ambient noise levels approached 61.2 dBA Leq during the short-term noise level measurement at location L1, and was taken during typical weekday conditions on June 18<sup>th</sup>, 2015. This shows that the existing exterior ambient noise levels already far exceed the City of Wildomar 55 dBA Leq noise level standard at the Project site. The exterior noise level measurement worksheet is included in Appendix 6.1.

### 6.2 CADNAA NOISE PREDICTION MODEL

To fully describe the exterior operational noise levels from the Discount Tire Center, Urban Crossroads developed a noise prediction model using a recognized computer aided noise abatement computer program, CadnaA. Using the spatially accurate Project site plan, aerial imagery from Google Earth Pro, and the reference noise level measurements from the Oak Creek Discount Tire Center, previously described in Section 5, the CadnaA model was used to calculate the worst-case exterior noise levels at the north and west building façades of the Massage Envy unit, and the nearby residential homes east of the Project site.

Exhibit 6-A shows the noise level contours calculated in the CadnaA noise prediction model. To present the worst-case exterior Project noise levels, the reference noise source of 80.6 dBA Leq was located outside of the building at the three future garage door locations to the Massage Envy space. It is important to note that the actual Project noise levels will be generated within the Discount Tire Center unit and will be further reduced due to the Project design features, such as the additional insulated air compressor room in the southeast corner of the unit.

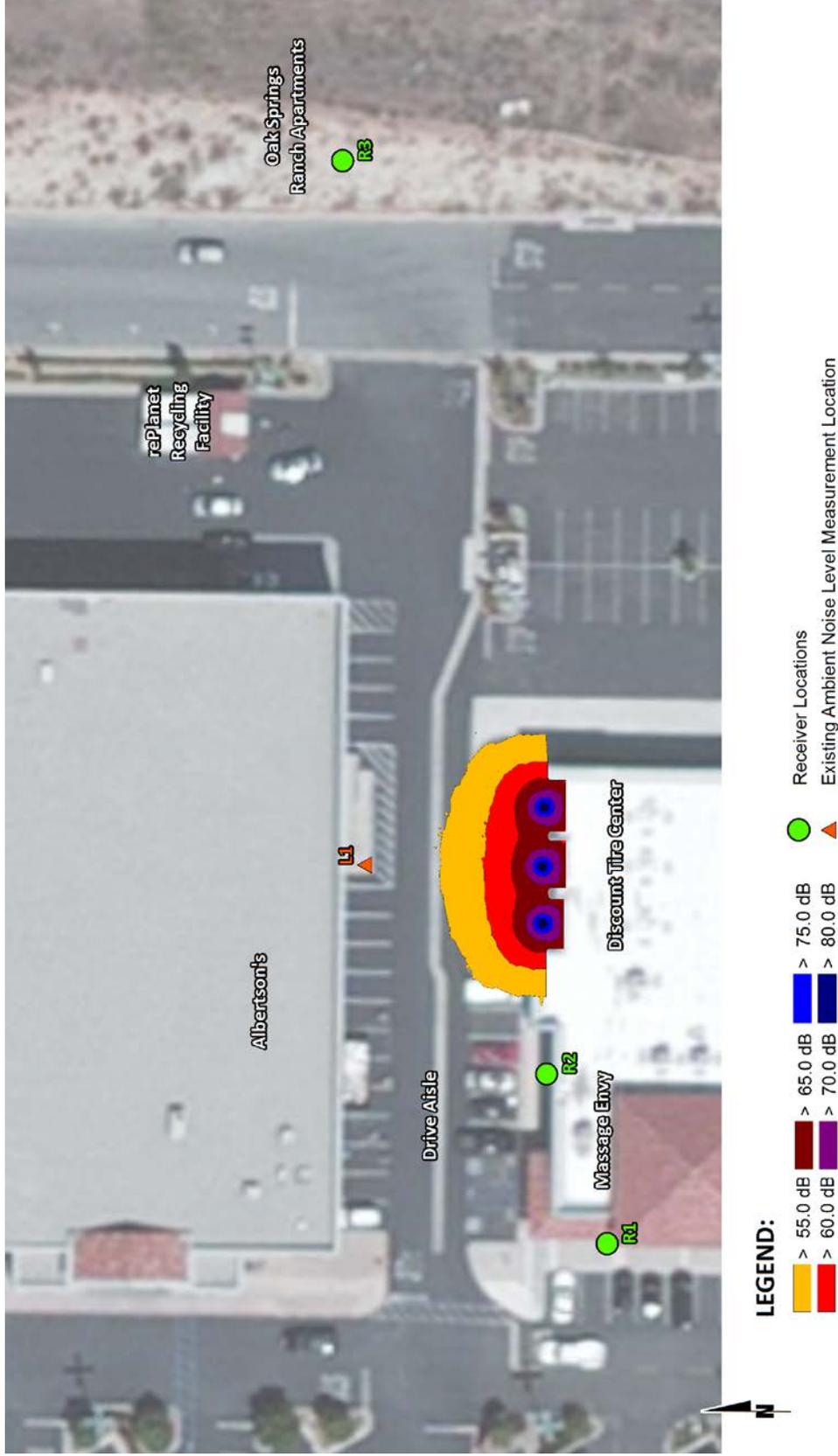
In addition, the CadnaA noise prediction model analysis includes the potential noise reflection associated with the 30-foot Albertson's store located across from the Discount Tire Center buildings. The analysis suggest that the reflective surface only adds approximately 2.6 dBA at the front of the Massage Envy store, receiver location R1.

### 6.2.1 RECEIVER LOCATIONS

To assess the potential for operational noise impacts, the following three receiver locations as shown on Exhibit 6-A were identified as representative locations for analysis. Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. For the purposes of this analysis, the following receiver locations were identified:

- R1: Located at the front of the Massage Envy unit (western building façade).
- R2: Located along the exterior wall to Therapy Room #4 within the Massage Envy unit (northern building façade).
- R3: Location R3 represents the existing Oak Springs Ranch apartment community located approximately 200 feet northeast of the Project site.

EXHIBIT 6-A: EXTERIOR OPERATIONAL NOISE LEVELS



### 6.3 EXTERIOR NOISE ANALYSIS RESULTS

The exterior operational noise level analysis results indicate that the Project noise levels at receiver locations R1 to R3 will range from 28.0 to 45.7 dBA Leq, as shown on Table 6-1. The maximum Project-related exterior noise level of 45.7 dBA Leq at the Therapy Rooms (R2) along the northern building façade will not exceed the City of Wildomar CUP 55 dBA Leq noise level standard. Further, the highest Project-related exterior noise level of 45.7 dBA Leq estimated at receiver location R2 is well below the existing exterior measured ambient noise level of 61.2 dBA Leq, shown on Table 6-1, and represents a Project-related noise level increase of up to 0.1 dBA Leq. Based on the typical perception of noise level increases, previously shown on Exhibit 2-C, a noise level increase of 0.1 dBA represents a less than perceptible increase to the existing ambient noise environment. Appendix 6.2 shows the results of the CadnaA noise model analysis at each receiver location.

With exterior noise levels approaching 45.7 dBA Leq, the interior noise levels at the Therapy Rooms along the northern Massage Envy building façade will be further reduced based on the building specifications described in Section 5, and will not exceed the City of Wildomar CUP 55 dBA Leq noise level standard.

**TABLE 6-1: PROJECT OPERATIONAL NOISE LEVEL COMPLIANCE**

Receiver Location <sup>1</sup>	Description	Noise Standards (dBA Leq) <sup>2</sup>	Project Operational Noise Levels (dBA Leq) <sup>3</sup>	Compliance (dBA Leq) <sup>4</sup>	Background Ambient Noise Level (dBA Leq) <sup>5</sup>	Combined Project and Ambient (dBA Leq) <sup>6</sup>	Project Contribution (dBA Leq)
R1	Massage Envy storefront (western façade)	55	28.0	Yes	61.2	61.2	0.0
R2	Massage Envy exterior wall (northern façade)	55	45.7	Yes	61.2	61.3	0.1
R3	Oak Springs Ranch apartments	55	31.5	Yes	61.2	61.2	0.0

<sup>1</sup> See Exhibit 6-A for the noise receiver and noise source locations.

<sup>2</sup> Source: City of Wildomar Planning Commission Conditional Use Permit No. 15-0023 conditions of approval.

<sup>3</sup> Estimated Project stationary source noise levels as shown in Appendix 6.2.

<sup>4</sup> Do the estimated Project stationary source noise levels meet the City of Wildomar CUP conditions of approval?

<sup>5</sup> Noise level measurement worksheet for location L1 included in Appendix 6.1.

<sup>6</sup> Represents the combined ambient conditions plus the Project activities.

## 7 CONCLUSIONS

This noise study has been prepared to satisfy the City of Wildomar Planning Commission Conditional Use Permit (CUP) No. 15-0023 conditions of approval for the Discount Tire Center. According to the June 3, 2015 CUP staff report, the nature of the proposed tire sales/installation business will create noise that will impact adjacent businesses (i.e. Massage Envy, Ace Hardware) (1). The most successful way to solve sound and noise problems is through good planning and building design, and this analysis shows that the Massage Envy space and proposed Discount Tire Center both include noise considerations in their designs. Through the measured and predicted barrier performance analyses within this study, the results of the noise analysis show that the Oak Creek Discount Tire Center has been designed with noise considerations in mind and will not exceed the 55 dBA noise level criteria at the lease space boundary walls in accordance with Section 9.48.040 of the Wildomar Municipal Code and CUP No. 15-0023.

### 7.1 EXISTING BARRIER PERFORMANCE ANALYSIS

The existing demising wall was analyzed using two different methods: measured and predicted barrier performance analyses. The measured barrier performance analysis results indicated that the highest measured noise level of 42.7 dBA Leq within Therapy Room #9 of the Massage Envy unit was due to the existing indoor background ambient conditions (spa music that can be adjusted for each individual therapy room, ventilation from the central air conditioning unit, and a small corded room fan). The interior noise levels were also analyzed with the addition of an 80 dBA Leq pink noise source to simulate Project noise levels adjacent to the demising wall at the Massage Envy Storage Room. The noise levels with the simulated Project noise source approached 33.6 dBA Leq and did not exceed the 55 dBA noise level criteria in the interior room. This shows that the existing demising wall is adequate to reduce the future Discount Tire Center operational noise levels. It is important to note that the noise source was located in the future lobby of the Discount Tire Center unit, adjacent to the demising wall to represent worst-case conditions, and in reality the Project operational noise sources would be located behind an additional interior wall in the garage and the air compressor will be enclosed in the eastern corner of the unit.

To further analyze the existing demising wall performance, a reference noise level was collected from an existing Discount Tire Center in the City of Rancho Santa Margarita of 80.6 dBA Leq. This noise level is similar to the simulated noise level used during the measured barrier performance analysis of 80 dBA and represents multiple Project operational activities occurring simultaneously. With the reference noise source within the Discount Tire Center, the interior noise levels at the Storage Room were calculated at 36.5 dBA Leq. Based on the two existing barrier performance conditions, the noise levels using the measured barrier methodology varied by less than 3 dBA from the predicted barrier performance analysis results.

The results of this analysis demonstrate that under worst-case operating conditions the existing demising wall satisfies the requirements of the City of Wildomar Planning CUP No. 15-0023 conditions of approval and the 55 dBA Leq Municipal Code standard. No additional noise abatement is required.

## 7.2 FUTURE BARRIER PERFORMANCE ANALYSIS

In an effort to minimize the potential noise impacts on the adjacent businesses, Discount Tires will be implementing multiple sound attenuation measures to shield and reduce sound impacts emanating from the tire installation areas. Such measures proposed by the applicant include the following:

1. Placing the air compressor to the far east corner of the suite (closer to the rear parking lot);
2. House the air compressor tank in a dry-walled insulated room to help conceal any noise and inhibit noise extending outdoors and to the adjacent suites;
3. Place the compressor on a thick rubber platform to absorb any vibration when in use;
4. The office and storage area will also have insulated walls which will provide an additional sound buffer between the installation area and the adjacent businesses/tenants;
5. The applicant has rearranged their floor plan to designate the first "tire bay" for tire alignments only since this activity is a "low noise" service; and the applicant has also decided to use new "low noise impact guns" for all tire installations to further reduce noise impact on the adjacent businesses.

To analyze the performance of the additional noise attenuation measures proposed by the applicant, the demising wall was analyzed with the addition of the ¾" QuietRock 510 sound board to the Discount Tire Center side of the barrier. With the additional attenuation measures, the reference noise source of 80.6 dBA Leq was reduced to an interior noise level of 29.5 dBA Leq, which satisfies the City of Wildomar Planning CUP No. 15-0023 conditions of approval and the 55 dBA Leq Municipal Code standard. It is important to note that this analysis does not account for the additional attenuation provided by the interior lobby wall or the enclosed compressor room with added sound board enclosure.

The analysis presents the worst-case noise levels with the noise sources located within the garage area, when in reality the compressor will be enclosed in a room furthest from the Massage Envy demising wall. Therefore, with the incorporation of the planned noise attenuation measures proposed by the applicant, the noise levels within the adjacent Massage Envy rooms to the demising wall will be less than the City of Wildomar Planning CUP No. 15-0023 conditions of approval and the 55 dBA Leq Municipal Code standard. Further, this analysis demonstrates that the Massage Envy space and proposed Discount Tire Center both have included noise considerations into their designs which adequately reduce the noise levels expected with the proposed Oak Creek Discount Tire Center.

### 7.3 EXTERIOR NOISE LEVEL ANALYSIS

The exterior operational noise level analysis results indicate that the Project noise levels will range from 28.0 to 45.7 dBA Leq, as previously shown on Table 6-1. The maximum Project-related exterior noise level of 45.7 dBA Leq at the Therapy Rooms (R2) along the northern building façade will not exceed the City of Wildomar CUP 55 dBA Leq noise level standard. Further, the highest Project-related exterior noise level of 45.7 dBA Leq estimated at receiver location R2 is well below the existing exterior measured ambient noise level of 61.2 dBA Leq, previously shown on Table 6-1, and represents a Project-related noise level increase of up to 0.1 dBA Leq. Based on the typical perception of noise level increases, previously shown on Exhibit 2-C, a noise level increase of 0.1 dBA represents a less than perceptible increase to the existing ambient noise environment. With exterior noise levels approaching 45.7 dBA Leq, the interior noise levels at the Therapy Rooms along the northern Massage Envy building façade will be further reduced based on the building specifications described in Section 5, and will not exceed the City of Wildomar CUP 55 dBA Leq noise level standard.

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## 8 REFERENCES

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## 9 CERTIFICATION

The contents of this noise study report represent an accurate depiction of the noise environment and impacts associated with the proposed Oak Creek Discount Tire Center Project. The information contained in this noise study report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at (949) 660-1994 ext. 203.

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### EDUCATION

Master of Science in Civil and Environmental Engineering  
California Polytechnic State University, San Luis Obispo • December, 1993

Bachelor of Science in City and Regional Planning  
California Polytechnic State University, San Luis Obispo • June, 1992

### PROFESSIONAL REGISTRATIONS

PE – Registered Professional Traffic Engineer – TR 2537 • January, 2009  
AICP – American Institute of Certified Planners – 013011 • June, 1997–January 1, 2012  
PTP – Professional Transportation Planner • May, 2007 – May, 2013  
INCE – Institute of Noise Control Engineering • March, 2004

### PROFESSIONAL AFFILIATIONS

ASA – Acoustical Society of America  
ITE – Institute of Transportation Engineers

### PROFESSIONAL CERTIFICATIONS

Certified Acoustical Consultant – County of Orange • February, 2011  
FHWA-NHI-142051 Highway Traffic Noise Certificate of Training • February, 2013

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**APPENDIX 3.1:**

**CITY OF WILDOMAR MUNICIPAL CODE**

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**Wildomar Municipal Code**[Up](#)[Previous](#)[Next](#)[Main](#)[Collapse](#)[Search](#)[Print](#)[No Frames](#)[Title 9 PUBLIC PEACE AND WELFARE](#)**Chapter 9.48 NOISE REGULATION**

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**9.48.010 Intent.**

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At certain levels, sound becomes noise and may jeopardize the health, safety or general welfare of the City of Wildomar residents and degrade their quality of life. Pursuant to its police power, the City Council declares that noise shall be regulated in the manner described in this chapter. This chapter is intended to establish City-wide standards regulating noise. This chapter is not intended to establish thresholds of significance for the purpose of any analysis required by the California Environmental Quality Act and no such thresholds are established. (Ord. 18 § 2, 2008, RCC § [9.52.010](#))

**9.48.020 Exemptions.**

---

Sound emanating from the following sources is exempt from the provisions of this chapter:

- A. Facilities owned or operated by or for a governmental agency;
- B. Capital improvement projects of a governmental agency;
- C. The maintenance or repair of public properties;
- D. Public safety personnel in the course of executing their official duties, including, but not limited to, sworn peace officers, emergency personnel and public utility personnel. This exemption includes, without limitation, sound emanating from all equipment used by such personnel, whether stationary or mobile;
- E. Public or private schools and school-sponsored activities;
- F. Agricultural operations on land designated “agriculture” in the City General Plan, or land zoned A-1 (light agriculture), A-P (light agriculture with poultry), A-2 (heavy agriculture), A-D (agriculture-dairy) or C/V (citrus/vineyard), provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile;
- G. Wind energy conversion systems (WECS), provided such systems comply with the WECS noise provisions of Title 17;
- H. Private construction projects located one-quarter of a mile or more from an inhabited dwelling;
- I. Private construction projects located within one-quarter of a mile from an inhabited dwelling, provided that:
  1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and
  2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May;
- J. Property maintenance, including, but not limited to, the operation of lawnmowers, leaf blowers, etc., provided such maintenance occurs between the hours of 7:00 a.m. and 8:00 p.m.;
- K. Motor vehicles, other than off-highway vehicles. This exemption does not include sound emanating from motor vehicle sound systems;
- L. Heating and air conditioning equipment;
- M. Safety, warning and alarm devices, including, but not limited to, house and car alarms, and other warning devices that are designed to protect the public health, safety, and welfare;

N. The discharge of firearms consistent with all state laws. (Ord. 18 § 2, 2008, RCC § [9.52.020](#))

### **9.48.030 Definitions.**

---

As used in this chapter, the following terms shall have the following meanings:

“Audio equipment” means a television, stereo, radio, tape player, compact disc player, mp3 player, iPod or other similar device.

“Decibel (dB)” means a unit for measuring the relative amplitude of a sound equal approximately to the smallest difference normally detectable by the human ear, the range of which includes approximately 130 decibels on a scale beginning with zero decibels for the faintest detectable sound. Decibels are measured with a sound level meter using different methodologies as defined below:

1. “A-weighting (dBA)” means the standard A-weighted frequency response of a sound level meter, which de-emphasizes low and high frequencies of sound in a manner similar to the human ear for moderate sounds.
2. “Maximum sound level ( $L_{max}$ )” means the maximum sound level measured on a sound level meter.

“Governmental agency” means the United States, the State of California, Riverside County, any city within Riverside County, any special district within Riverside County, the City of Wildomar or any combination of these agencies.

“Land use permit” means a discretionary permit issued by the City pursuant to Title 17.

“Motor vehicle” means a vehicle that is self-propelled.

“Motor vehicle sound system” means a stereo, radio, tape player, compact disc player, mp3 player, iPod or other similar device.

“Noise” means any loud, discordant or disagreeable sound.

“Occupied property” means property upon which is located a residence, business or industrial or manufacturing use.

“Off-highway vehicle” means a motor vehicle designed to travel over any terrain.

“Public or private school” means an institution conducting academic instruction at the preschool, elementary school, junior high school, high school, or college level.

“Public property” means property owned by a governmental agency or held open to the public, including, but not limited to, parks, streets, sidewalks, and alleys.

“Sensitive receptor” means a land use that is identified as sensitive to noise in the noise element of the City General Plan, including, but not limited to, residences, schools, hospitals, churches, rest homes, cemeteries or public libraries.

“Sound-amplifying equipment” means a loudspeaker, microphone, megaphone or other similar device.

“Sound level meter” means an instrument meeting the standards of the American National Standards Institute for Type 1 or Type 2 sound level meters or an instrument that provides equivalent data. (Ord. 18 § 2, 2008, RCC § [9.52.030](#))

### **9.48.040 General sound level standards.**

---

No person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1.

**TABLE 1**  
**Sound Level Standards (Db L<sub>max</sub>)**

GENERAL PLAN FOUNDATION COMPONENT	GENERAL PLAN LAND USE DESIGNATION	GENERAL PLAN LAND USE DESIGNATION NAME	DENSITY	MAXIMUM DECIBEL LEVEL	
				7 am—10 pm	10 pm—7 am
Community Development	EDR	Estate Density Residential	2 AC	55	45
	VLDR	Very Low Density Residential	1 AC	55	45
	LDR	Low Density Residential	1/2 AC	55	45
	MDR	Medium Density Residential	2—5	55	45
	MHDR	Medium High Density Residential	5—8	55	45
	HDR	High Density Residential	8—14	55	45
	VHDR	Very High Density Residential	14—20	55	45
	H'TDR	Highest Density Residential	20+	55	45
	CR	Retail Commercial		65	55
	CO	Office Commercial		65	55
	CT	Tourist Commercial		65	55
	CC	Community Center		65	55
	LI	Light Industrial		75	55
	HI	Heavy Industrial		75	75
	BP	Business Park		65	45
	PF	Public Facility		65	45
	SP	Specific Plan-Residential		55	45
		Specific Plan-Commercial		65	55
	Specific Plan-Light Industrial		75	55	
	Specific Plan-Heavy Industrial		75	75	
Rural Community	EDR	Estate Density Residential	2 AC	55	45
	VLDR	Very Low Density Residential	1 AC	55	45
	LDR	Low Density Residential	1/2 AC	55	45
Rural	RR	Rural Residential	5 AC	45	45
	RM	Rural Mountainous	10 AC	45	45
	RD	Rural Desert	10 AC	45	45
Agriculture	AG	Agriculture	10 AC	45	45
Open Space	C	Conservation		45	45
	CH	Conservation Habitat		45	45
	REC	Recreation		45	45
	RUR	Rural	20 AC	45	45
	W	Watershed		45	45

	MR	Mineral Resources		75	45
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(Ord. 18 § 2, 2008, RCC § [9.52.040](#))

### **9.48.050 Sound level measurement methodology.**

Sound level measurements may be made anywhere within the boundaries of an occupied property. The actual location of a sound level measurement shall be at the discretion of the enforcement officials identified in Section [9.48.080](#) of this chapter. Sound level measurements shall be made with a sound level meter. Immediately before a measurement is made, the sound level meter shall be calibrated utilizing an acoustical calibrator meeting the standards of the American National Standards Institute. Following a sound level measurement, the calibration of the sound level meter shall be re-verified. Sound level meters and calibration equipment shall be certified annually. (Ord. 18 § 2, 2008, RCC § [9.52.050](#))

### **9.48.060 Special sound sources standards.**

The general sound level standards set forth in Section [9.48.040](#) of this chapter apply to sound emanating from all sources, including the following special sound sources, and the person creating, or allowing the creation of, the sound is subject to the requirements of that section. The following special sound sources are also subject to the following additional standards, the failure to comply with which constitutes separate violations of this chapter:

A. Motor Vehicles.

1. Off-Highway Vehicles.

- a. No person shall operate an off-highway vehicle unless it is equipped with a USDA-qualified spark arrester and a constantly operating and properly maintained muffler. A muffler is not considered constantly operating and properly maintained if it is equipped with a cutout, bypass or similar device.
- b. No person shall operate an off-highway vehicle unless the noise emitted by the vehicle is not more than 96 dBA if the vehicle was manufactured on or after January 1, 1986 or is not more than 101 dBA if the vehicle was manufactured before January 1, 1986. For purposes of this subsection, emitted noise shall be measured a distance of 20 inches from the vehicle tailpipe using test procedures established by the Society of Automotive Engineers under Standard J-1287.

2. Sound Systems. No person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, between the hours of 10:00 p.m. and 8:00 a.m., such that the sound system is audible to the human ear inside any inhabited dwelling. No person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, at any other time such that the sound system is audible to the human ear at a distance greater than 100 feet from the vehicle.

B. Power Tools and Equipment. No person shall operate any power tools or equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than a dwelling in which the power tools or equipment may be located. No person shall operate any power tools or equipment at any other time such that the power tools or equipment are audible to the human ear at a distance greater than 100 feet from the power tools or equipment.

C. Audio Equipment. No person shall operate any audio equipment, whether portable or not, between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible to the human ear inside an inhabited dwelling other than a dwelling in which the equipment may be located. No person shall operate any audio equipment, whether portable or not, at any other time such that the equipment is audible to the human ear at a distance greater than 100 feet from the equipment.

D. Sound-Amplifying Equipment and Live Music. No person shall install, use or operate sound-amplifying equipment, or perform, or allow to be performed, live music unless such activities comply with the following requirements. To the extent that these requirements conflict with any conditions of approval attached to an underlying land use permit, these requirements shall control:

1. Sound-amplifying equipment or live music is prohibited between the hours of 10:00 p.m. and 8:00 a.m.
2. Sound emanating from sound-amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than 200 feet from the equipment or music. (Ord. 18 § 2, 2008, RCC § [9.52.060](#))

#### **9.48.070 Exceptions.**

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Exceptions may be requested from the standards set forth in Section [9.48.040](#) or [9.48.060](#) of this chapter and may be characterized as construction-related, single-event or continuous-events exceptions.

##### A. Application and Processing.

1. Construction-Related Exceptions. An application for a construction-related exception shall be made to and considered by the Director of Building and Safety on forms provided by the Building and Safety Department and shall be accompanied by the appropriate filing fee. No public hearing is required.
2. Single-Event Exceptions. An application for a single-event exception shall be made to and considered by the Planning Director on forms provided by the Planning Department and shall be accompanied by the appropriate filing fee. No public hearing is required.
3. Continuous-Events Exceptions. An application for a continuous-events exception shall be made to the Planning Director on forms provided by the Planning Department and shall be accompanied by the appropriate filing fee. Upon receipt of an application for a continuous-events exception, the Planning Director shall set the matter for public hearing before the Planning Commission, notice of which shall be given as provided in Title 17. Notwithstanding the above, an application for a continuous-events exception that is associated with an application for a land use permit shall be processed concurrently with the land use permit in the same manner that the land use permit is required to be processed.

B. Requirements for Approval. The appropriate decision-making body or officer shall not approve an exception application unless the applicant demonstrates that the activities described in the application would not be detrimental to the health, safety or general welfare of the community. In determining whether activities are detrimental to the health, safety or general welfare of the community, the appropriate decision-making body or officer shall consider such factors as the proposed duration of the activities and their location in relation to sensitive receptors. If an exception application is approved, reasonable conditions may be imposed to minimize the public detriment, including, but not limited to, restrictions on sound level, sound duration and operating hours.

C. Appeals. The Director of Building and Safety's decision on an application for a construction-related exception is considered final. The Planning Director's decision on an application for a single-event exception is considered final. After making a decision on an application for a continuous-events exception, the appropriate decision-making body or officer shall mail notice of the decision to the applicant. Within 10 calendar days after the mailing of such notice, the applicant or an interested person may appeal the decision to the City Council. Upon receipt of an appeal and payment of the appropriate appeal fee, the City Clerk shall set the matter for hearing not less than five days nor more than 30 days thereafter and shall give written notice of the hearing in the same manner as notice of the hearing was given by the appropriate hearing officer or body. The City Council shall render its decision within 30 days after the appeal hearing is closed.

D. Effect of a Pending Continuous-Events Exception Application. For a period of 180 days from the

effective date of the ordinance codified in this chapter, no person creating any sound prohibited by this chapter shall be considered in violation of this chapter if the sound is related to a use that is operating pursuant to an approved land use permit, if an application for a continuous-events exception has been filed to sanction the sound and if a decision on the application is pending. (Ord. 18 § 2, 2008, RCC § [9.52.070](#))

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#### **9.48.080 Enforcement.**

The Chief of Police and Code Enforcement Department shall have the primary responsibility for enforcing this chapter; provided, however, the Chief of Police and Code Enforcement Department may be assisted by the Public Health Department. Violations shall be prosecuted as described in Section [9.48.100](#) of this chapter, but nothing in this chapter shall prevent the Chief of Police, Code Enforcement or the Department of Public Health from engaging in efforts to obtain voluntary compliance by means of warnings, notices, or educational programs. (Ord. 18 § 2, 2008, RCC § [9.52.080](#))

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#### **9.48.090 Duty to cooperate.**

No person shall refuse to cooperate with, or obstruct, the enforcement officials identified in Section [9.48.080](#) of this chapter when they are engaged in the process of enforcing the provisions of this chapter. This duty to cooperate may require a person to extinguish a sound source so that it can be determined whether sound emanating from the source violates the provisions of this chapter. (Ord. 18 § 2, 2008, RCC § [9.52.090](#))

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#### **9.48.100 Violations and penalties.**

Any person who violates any provision of this chapter once or twice within a 180-day period shall be guilty of an infraction. Any person who violates any provision of this chapter more than twice within a 180-day period shall be guilty of a misdemeanor. Each day a violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. Penalties shall not exceed the following amounts:

- A. For the first violation within a 180-day period, the minimum mandatory fine shall be \$500.00.
- B. For the second violation within a 180-day period, the minimum mandatory fine shall be \$750.00.
- C. For any further violations within a 180-day period, the minimum mandatory fine shall be \$1,000.00 or imprisonment for a period not exceeding six months, or both. (Ord. 18 § 2, 2008, RCC § [9.52.100](#))

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View the [mobile version](#).

**APPENDIX 4.1:**  
**STUDY AREA PHOTOS**

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Oak Creek Massage Envy



Oak Creek Massage Envy



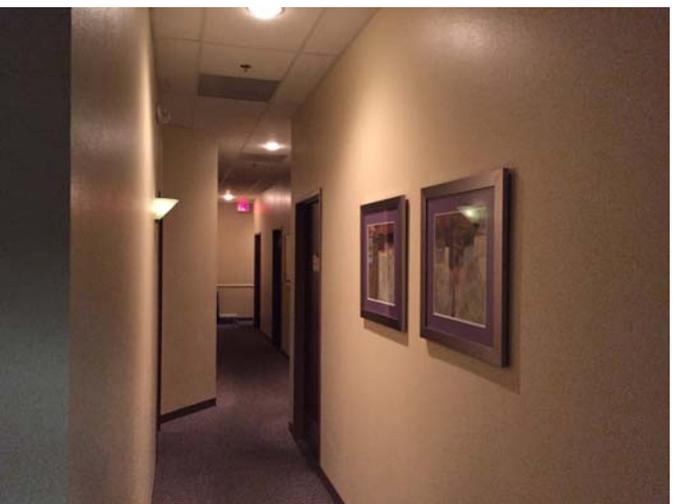
Oak Creek Massage Envy



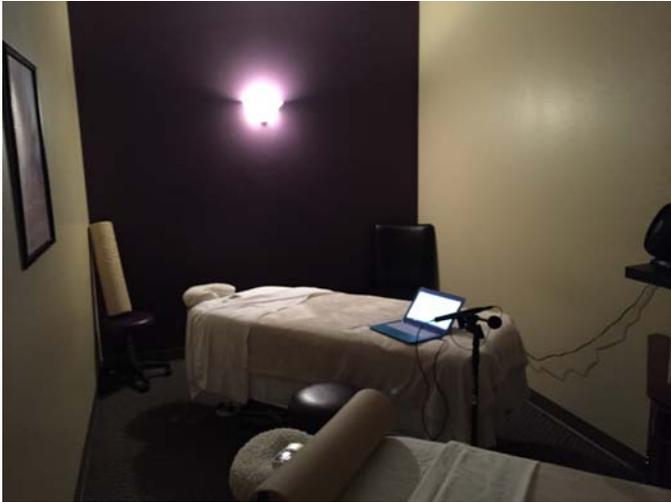
Oak Creek Massage Envy



Massage Envy Storage Room



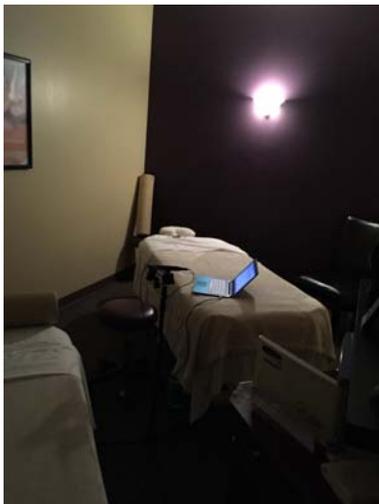
Massage Envy Back Hallway



Massage Envy Therapy Room 9



Massage Envy Therapy Room 9



Massage Envy Therapy Room 9



Massage Envy Therapy Room 9



Massage Envy Therapy Room 9



Massage Envy Therapy Room 9



Massage Envy Therapy Room 9



Massage Envy Therapy Room 9



Massage Envy Therapy Room 9



Massage Envy Storage Room



Massage Envy Storage Room



Massage Envy Hallway

JN:09809 Discount Tire Oak Creek



Massage Envy Exterior Door



Discount Tire Shared Wall



Discount Tire Shared Wall



Discount Tire Shared Wall



Discount Tire Garage Area



Discount Tire Garage Area

JN:09809 Discount Tire Oak Creek



Discount Tire Garage Area



Discount Tire Garage Area



Discount Tire Garage Area



Discount Tire Garage Area



Discount Tire Garage Area



Discount Tire Garage Area

JN:09809 Discount Tire Oak Creek



Discount Tire Planned Window Location



Discount Tire Planned Window Location

Discount Tire Planned Window Location



Discount Tire Noise Reading Location

Discount Tire Noise Reading Location

JN:09809 Discount Tire Oak Creek



Discount Tire Door to Garage



Discount Tire Door to Garage



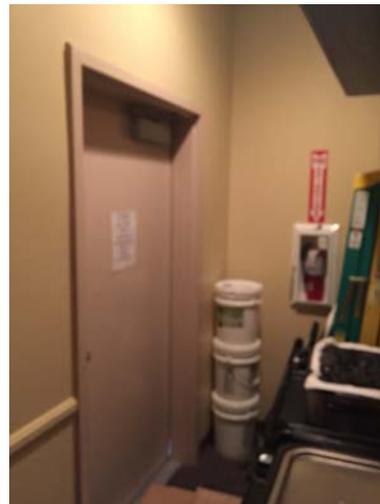
Discount Tire Door to Garage



Discount Tire Door to Garage



Massage Envy Therapy Room 9



Massage Envy Exterior Door

JN:09809 Discount Tire Oak Creek



Massage Envy Exterior Door



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting

Discount Tire Center Exterior Setting

JN:09809 Discount Tire Oak Creek



Discount Tire Center Exterior Setting



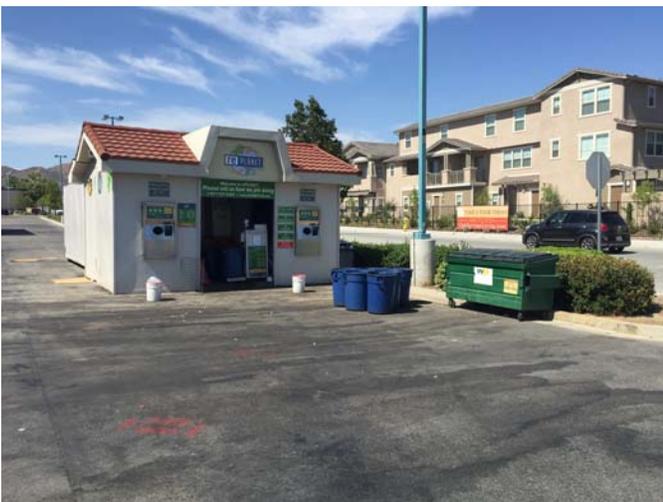
Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting

JN:09809 Discount Tire Oak Creek



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting



Discount Tire Center Exterior Setting

**APPENDIX 4.2:**  
**NOISE LEVEL MEASUREMENT WORKSHEETS**

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## Noise Level Measurement Summary

Project Name: Oak Creek Discount Tire Center

JN: 9809

Measurement ID: M1

Analyst: B. Lawson

Measurement Location: Therapy Room 9 Interior

Date: 6/18/2015

Sound Level Meter: SoftDB Mezzo Type 1

Response: Fast

Noise Source: Background ambient noise conditions

Measurement Time (hh:mm:ss)

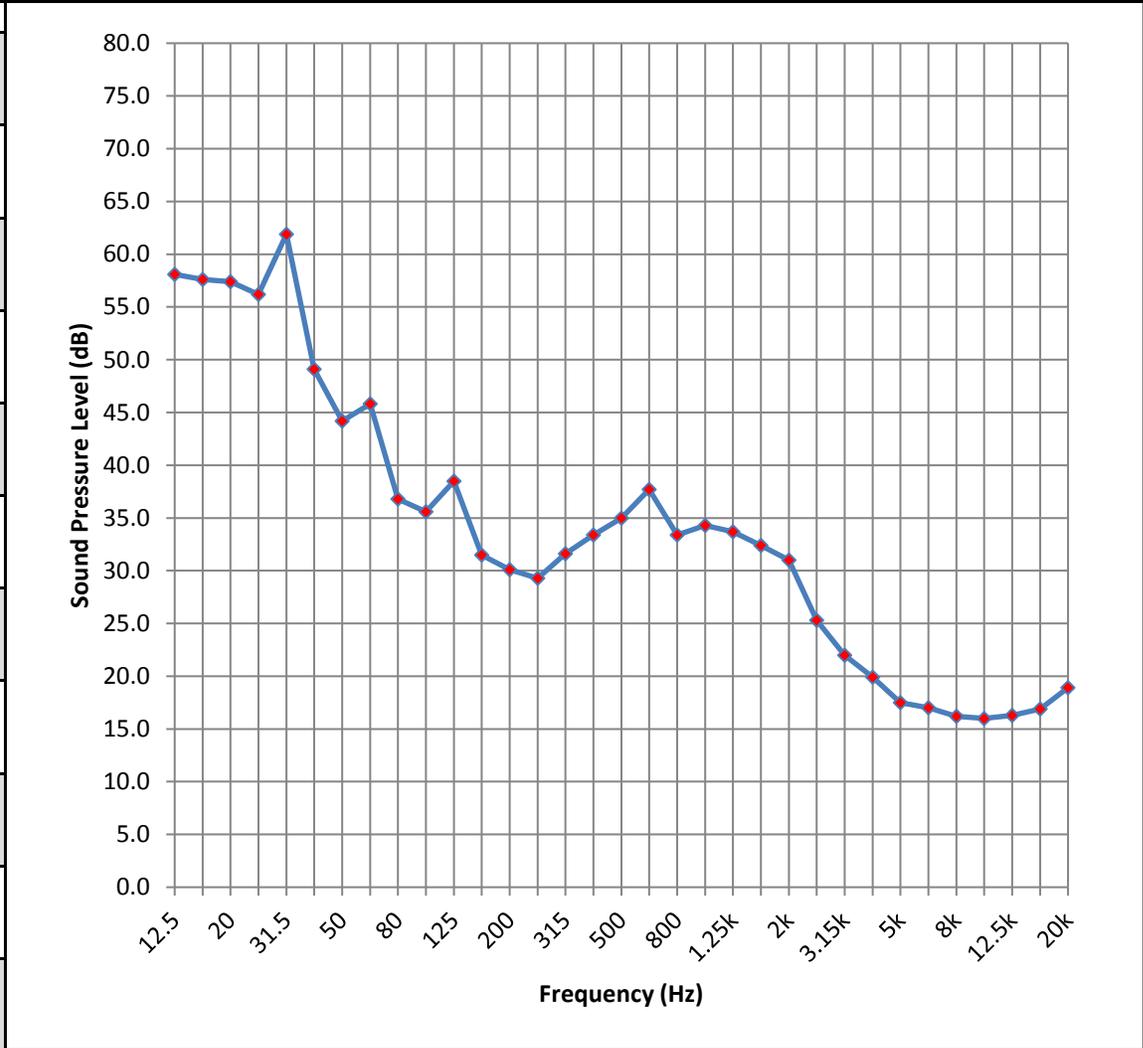
Start	Stop	Duration
2:38:44 PM	2:42:24 PM	0:03:40
<b>M1</b>		

### Measurement Results (dBA)

Total SPL	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>2</sub>	L <sub>8</sub>	L <sub>25</sub>	L <sub>50</sub>	L <sub>90</sub>	L <sub>99</sub>
42.8	42.7	44.0	41.5	43.9	43.7	43.2	42.5	41.6	41.5

### 1/3 Octave Band Center Frequency (Hz)

Freq. (Hz)	dB
12.5	58.1
<b>16</b>	57.6
20	57.4
25	56.2
<b>31.5</b>	61.9
40	49.1
50	44.2
<b>63</b>	45.8
80	36.8
100	35.6
<b>125</b>	38.5
160	31.5
200	30.1
<b>250</b>	29.3
315	31.6
400	33.4
<b>500</b>	35.0
630	37.7
800	33.4
<b>1k</b>	34.3
1.25k	33.7
1.6k	32.4
<b>2k</b>	31.0
2.5k	25.3
3.15k	22.0
<b>4k</b>	19.9
5k	17.5
6.3k	17.0
<b>8k</b>	16.2
10k	16.0
12.5k	16.3
<b>16k</b>	16.9
20k	18.9



## Noise Level Measurement Summary

Project Name: Oak Creek Discount Tire Center

JN: 9809

Measurement ID: M1

Analyst: B. Lawson

Measurement Location: Therapy Room 9

Date: 6/18/2015

Sound Level Meter: SoftDB Mezzo Type 1

Response: Fast

Noise Source: With 80 dBA Pink Noise Source in Lobby

Measurement Time (hh:mm:ss)

Start

Stop

Duration

3:17:05 PM

3:18:20 PM

0:01:15

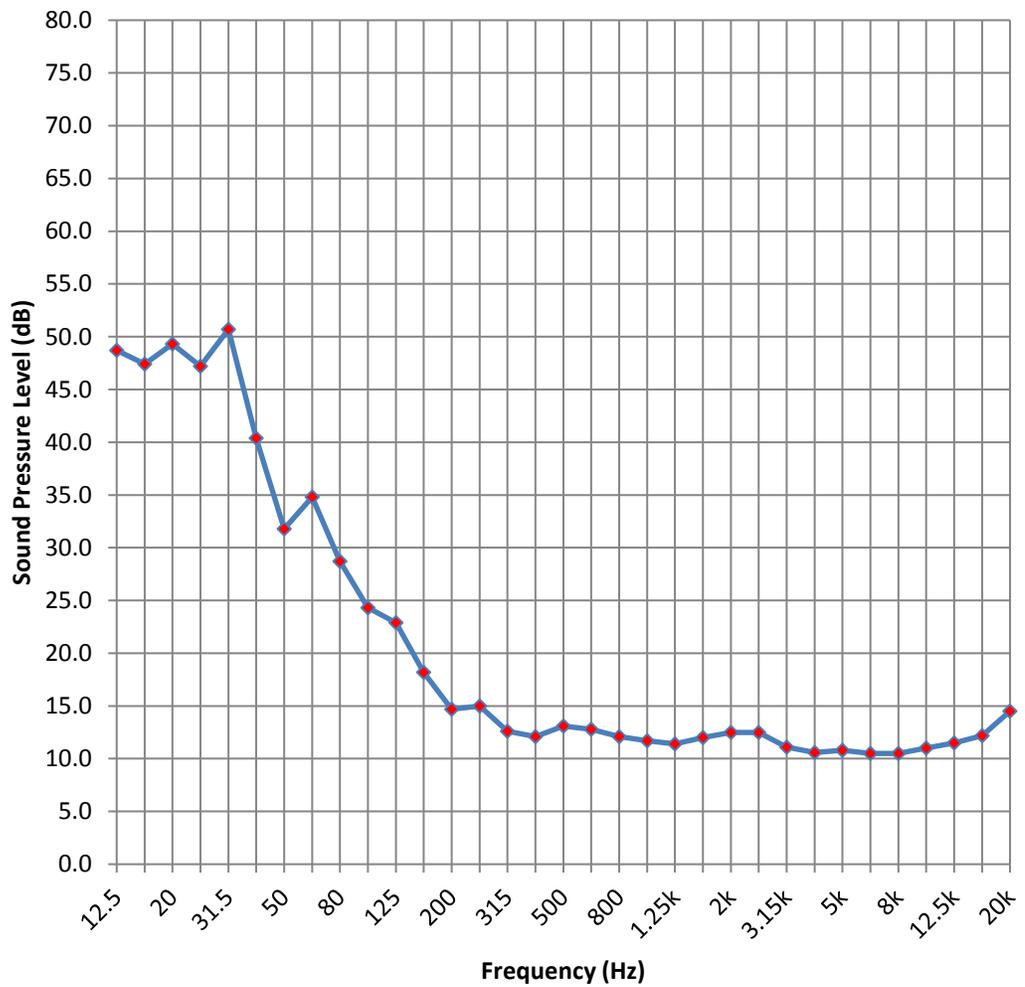
# M1

### Measurement Results (dBA)

Total SPL	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>2</sub>	L <sub>8</sub>	L <sub>25</sub>	L <sub>50</sub>	L <sub>90</sub>	L <sub>99</sub>
24.4	24.1	27.9	21.3	27.9	27.1	24.5	22.7	21.5	21.4

### 1/3 Octave Band Center Frequency (Hz)

Freq. (Hz)	dB
12.5	48.7
<b>16</b>	<b>47.4</b>
20	49.3
25	47.2
<b>31.5</b>	<b>50.7</b>
40	40.4
50	31.8
<b>63</b>	<b>34.8</b>
80	28.7
100	24.3
<b>125</b>	<b>22.9</b>
160	18.2
200	14.7
<b>250</b>	<b>15.0</b>
315	12.6
400	12.1
<b>500</b>	<b>13.1</b>
630	12.8
800	12.1
<b>1k</b>	<b>11.7</b>
1.25k	11.4
1.6k	12.0
<b>2k</b>	<b>12.5</b>
2.5k	12.5
3.15k	11.1
<b>4k</b>	<b>10.6</b>
5k	10.8
6.3k	10.5
<b>8k</b>	<b>10.5</b>
10k	11.0
12.5k	11.5
<b>16k</b>	<b>12.2</b>
20k	14.5



## Noise Level Measurement Summary

**Project Name:** Oak Creek Discount Tire Center  
**Measurement ID:** M2  
**Measurement Location:** Storage Room  
**Sound Level Meter:** SoftDB Mezzo Type 1  
**Response:** Fast  
**Noise Source:** Background ambient noise conditions

**JN:** 9809

**Analyst:** B. Lawson

**Date:** 6/18/2015

**Measurement Time (hh:mm:ss)**

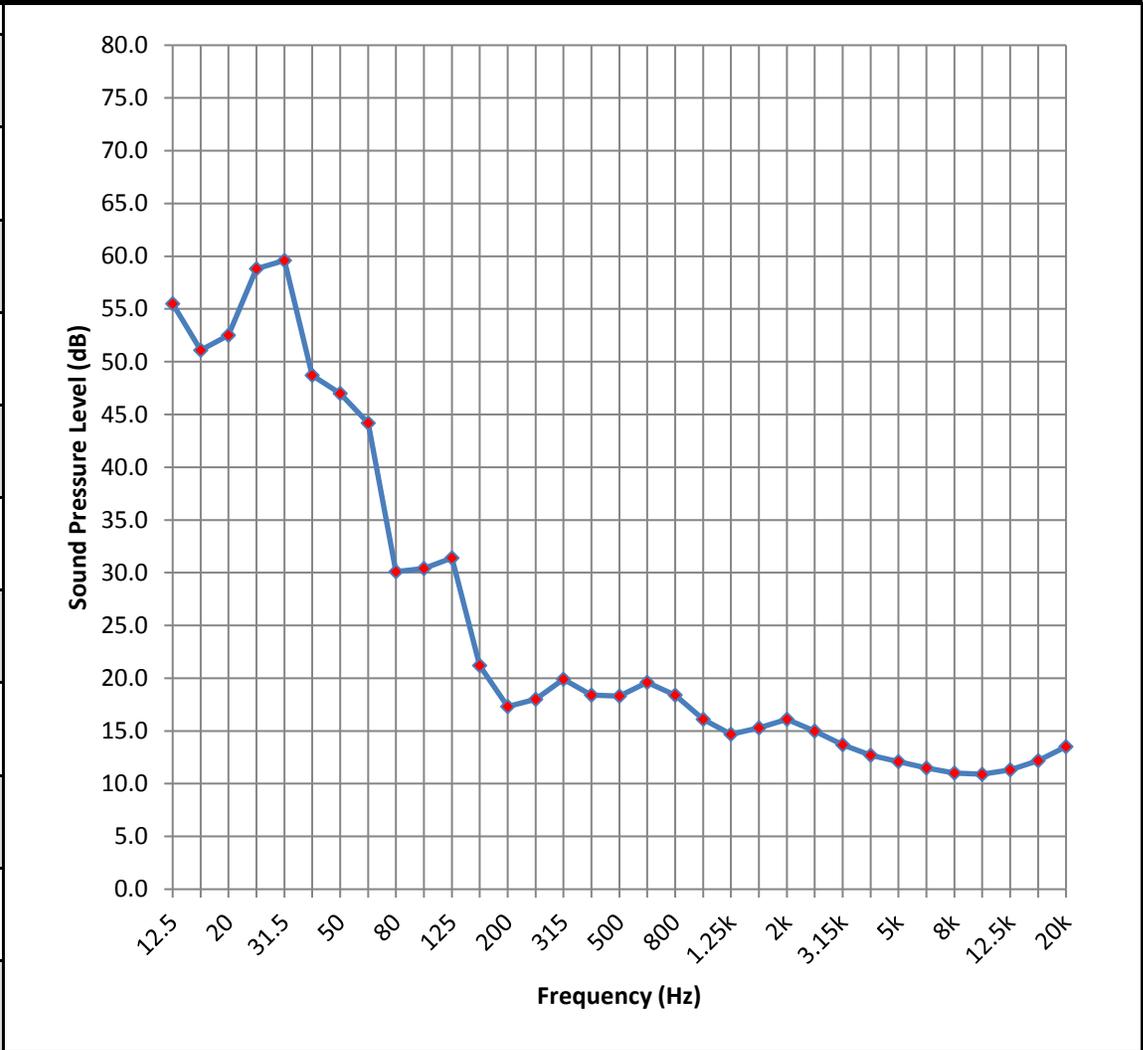
Start	Stop	Duration
2:45:16 PM	2:46:16 PM	0:01:00
M2		

### Measurement Results (dBA)

Total SPL	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>2</sub>	L <sub>8</sub>	L <sub>25</sub>	L <sub>50</sub>	L <sub>90</sub>	L <sub>99</sub>
29.4	28.9	31.9	26.8	31.9	31.1	29.5	28.3	27.0	26.8

### 1/3 Octave Band Center Frequency (Hz)

Freq. (Hz)	dB
12.5	55.5
<b>16</b>	51.1
20	52.5
25	58.8
<b>31.5</b>	59.6
40	48.7
50	47.0
<b>63</b>	44.2
80	30.1
100	30.4
<b>125</b>	31.4
160	21.2
200	17.3
<b>250</b>	18.0
315	19.9
400	18.4
<b>500</b>	18.3
630	19.6
800	18.4
<b>1k</b>	16.1
1.25k	14.7
1.6k	15.3
<b>2k</b>	16.1
2.5k	15.0
3.15k	13.7
<b>4k</b>	12.7
5k	12.1
6.3k	11.5
<b>8k</b>	11.0
10k	10.9
12.5k	11.3
<b>16k</b>	12.2
20k	13.5



## Noise Level Measurement Summary

Project Name: Oak Creek Discount Tire Center

JN: 9809

Measurement ID: M2

Analyst: B. Lawson

Measurement Location: Storage Room

Date: 6/18/2015

Sound Level Meter: SoftDB Mezzo Type 1

Response: Fast

Noise Source: With 80 dBA Pink Noise Source in Lobby

Measurement Time (hh:mm:ss)

Start	Stop	Duration
3:13:51 PM	3:14:51 PM	0:01:00

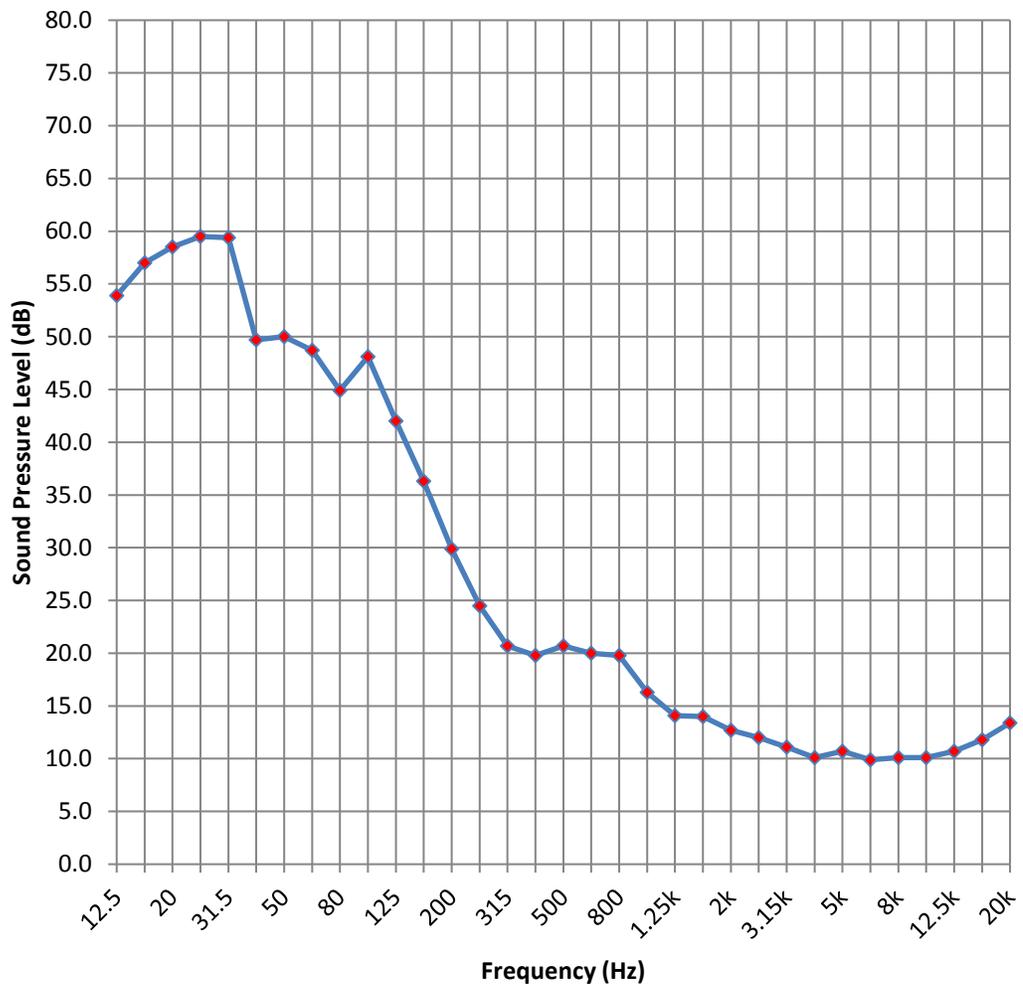
# M2

### Measurement Results (dBA)

Total SPL	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>2</sub>	L <sub>8</sub>	L <sub>25</sub>	L <sub>50</sub>	L <sub>90</sub>	L <sub>99</sub>
34.1	33.6	35.3	32.2	35.3	34.9	34.0	33.3	32.4	32.2

### 1/3 Octave Band Center Frequency (Hz)

Freq. (Hz)	dB
12.5	53.9
<b>16</b>	<b>57.0</b>
20	58.5
25	59.5
<b>31.5</b>	<b>59.4</b>
40	49.7
50	50.0
<b>63</b>	<b>48.7</b>
80	44.9
100	48.1
<b>125</b>	<b>42.0</b>
160	36.3
<b>200</b>	<b>29.9</b>
<b>250</b>	<b>24.5</b>
315	20.7
400	19.8
<b>500</b>	<b>20.7</b>
630	20.0
800	19.8
<b>1k</b>	<b>16.3</b>
1.25k	14.1
1.6k	14.0
<b>2k</b>	<b>12.7</b>
2.5k	12.0
3.15k	11.1
<b>4k</b>	<b>10.1</b>
5k	10.7
6.3k	9.9
<b>8k</b>	<b>10.1</b>
10k	10.1
12.5k	10.7
<b>16k</b>	<b>11.8</b>
20k	13.4



**APPENDIX 5.1:**

**MESSAGE ENVY TENANT IMPROVEMENT PLANS**

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STAMP

**LIGHTING & A.C. NOTE:**

SEE ELECTRICAL AND HVAC PLANS

**LEGEND:**

- WALL LEGEND**
- NEW 2x4 STUD PARTITION WALL
  - EXISTING WALLS TO REMAIN
  - SOUND BOARD
- MECHANICAL LEGEND**
- NEW 2x2 SUPPLY AIR GRILL
  - EXISTING 2x2 RETURN AIR GRILL
  - NEW 2x4 SUSPENDED CEILING @ 11'-10" HIGH, ICC ESR-1284 OR APPROVED EQUAL
  - NEW 2x2 SUSPENDED CEILING @ 11'-10" HIGH, ICC ESR-1284 OR APPROVED EQUAL
  - DRYWALL CEILING, SOFFIT, SEE DETAILS

**ELECTRICAL LEGEND**

- NOTE: REFER TO ELECTRICAL PLANS
- ⚡ ELECTRICAL SWITCH @ 48" AFF. (ICON)
  - ⚡⚡ THREE-WAY ELECTRICAL SWITCH @ 48" AFF. (ICON)
  - ⚡⚡⚡ ELECTRICAL SWITCH WITH DIMMER CONTROL @ 48" AFF. (ICON)
  - ⚡⚡⚡ WALL MOUNTED INTERIOR/EXTERIOR LIGHT FIXTURE (VER. INT)
  - ⚡⚡⚡ RECESSED CEILING MOUNTED DOWN LIGHT
  - ⚡⚡⚡ RECESSED EYEBALL CEILING FIXTURE
  - ⚡⚡⚡ SURFACE MOUNTED CEILING LIGHT FIXTURE
  - ⚡⚡⚡ PENDANT LIGHT
  - ⚡⚡⚡ 2x4 FLOOR LIGHT FIXTURE
  - ⚡⚡⚡ EMERGENCY EXIT LIGHT
  - ⚡⚡⚡ EMERGENCY LIGHT WALL PACK
  - ⚡⚡⚡ SPEAKER, VERIFY LOCATION.
  - ⚡⚡⚡ SPEAKER VOLUME CONTROL
  - ⚡⚡⚡ EXHAUST FAN (5 AIR CHANGES)

MOISES VILLEGAS  
DESIGNER

NO. DATE

REVISIONS

REMARKS

ISSUED

Issued for

Issued on

PLAN CHECK

BIDDING

CONSTRUCTION

PROJECT TITLE

TENANT IMPROVEMENT

MESSAGE ENVY

JOB ADDRESS

23885 CLINTON KEITH RD, STE. No. 1 WILDOMAR, CA 92595

LEGAL DESCRIPTION

APN- 380-240-046-1

LOT - 0000000

P.M. - 0000000

TR. - 0000000

OWNER

CHANGE INVESTMENTS, Doing Business As: Message Envy, Larry & Leslie Ferguson, 23885 Clinton Keith Rd, Ste. No. 1 Wildomar, CA 92595

Tel: 951-795-3102

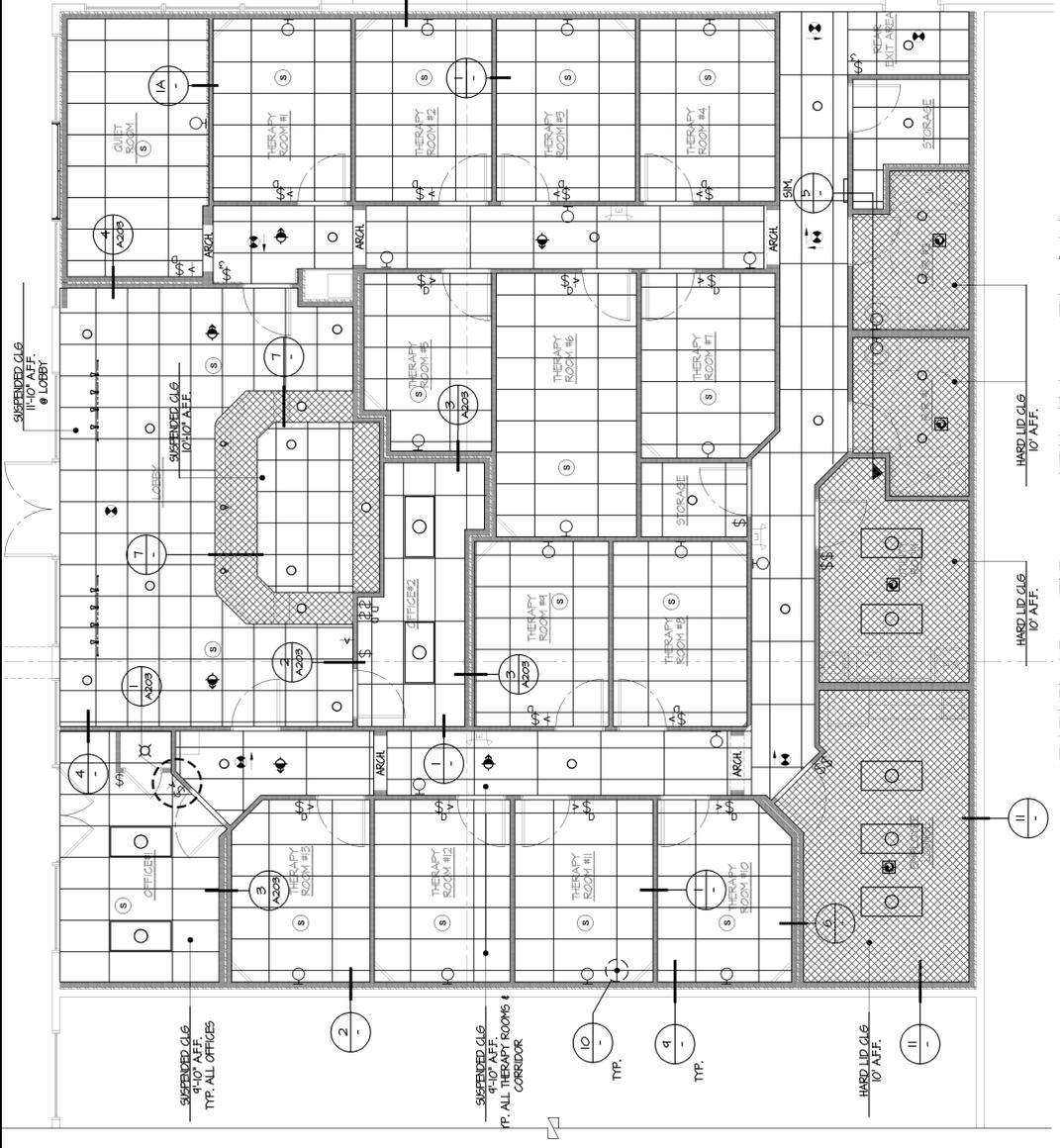
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DATE: 11/01/07

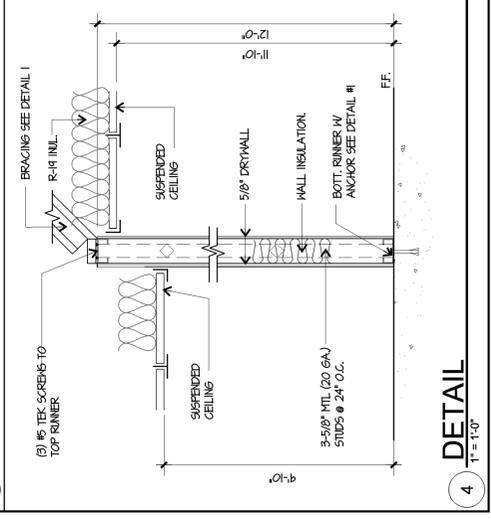
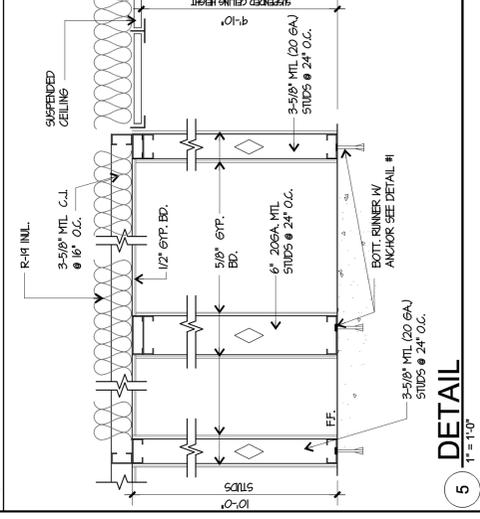
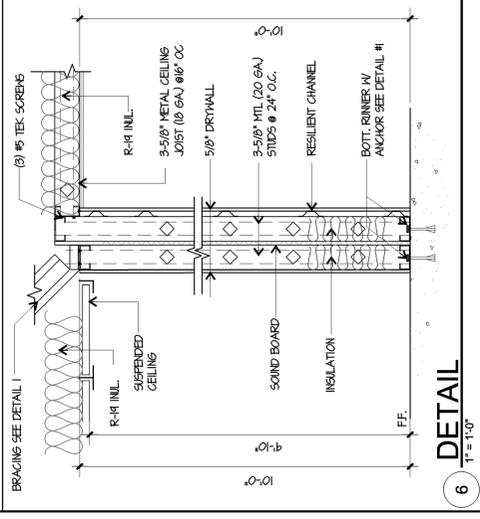
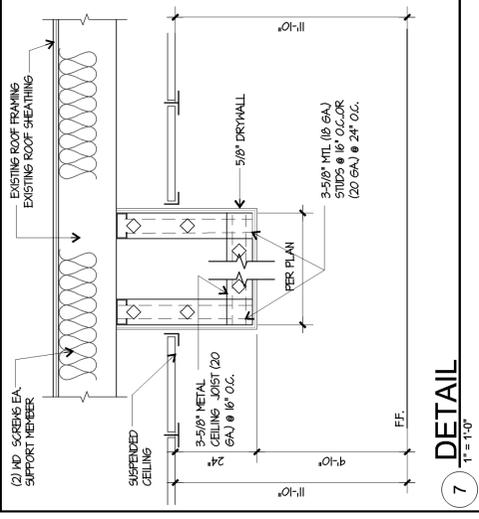
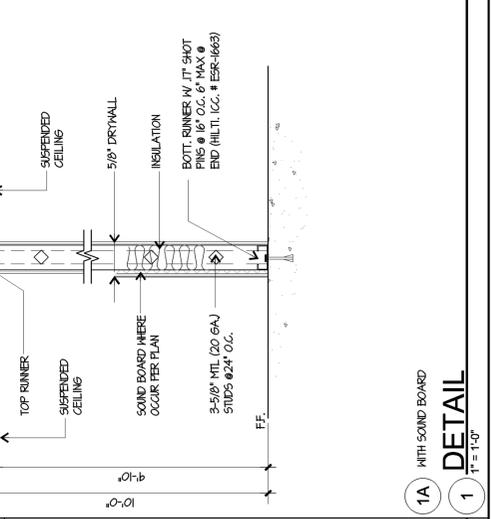
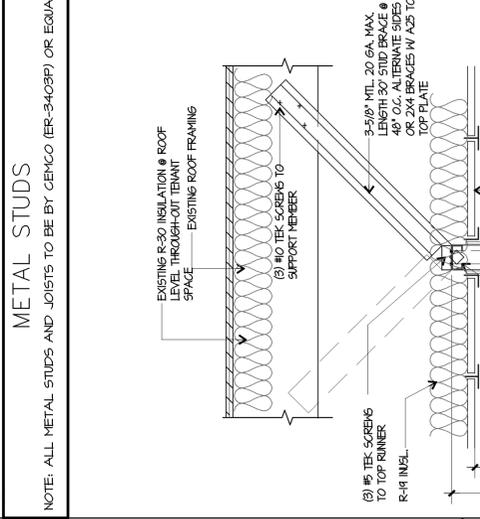
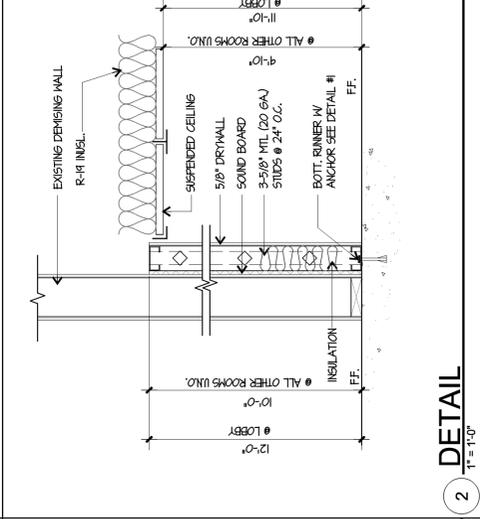
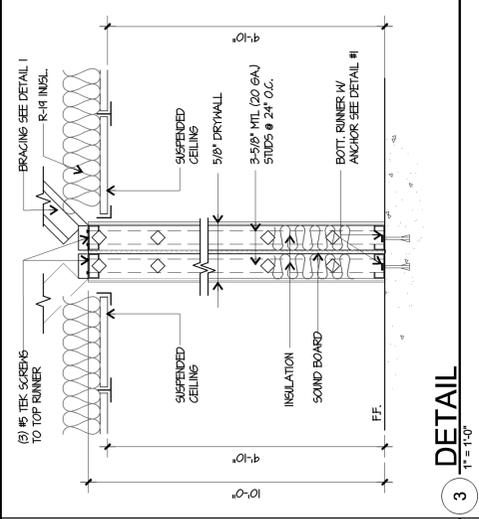
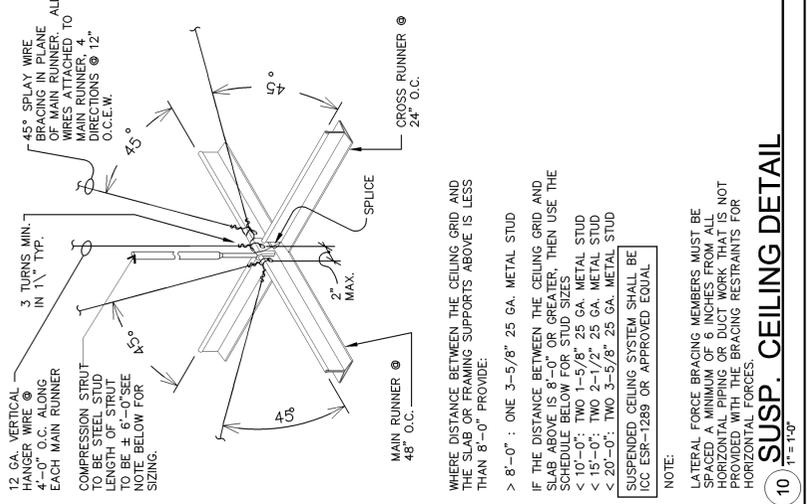
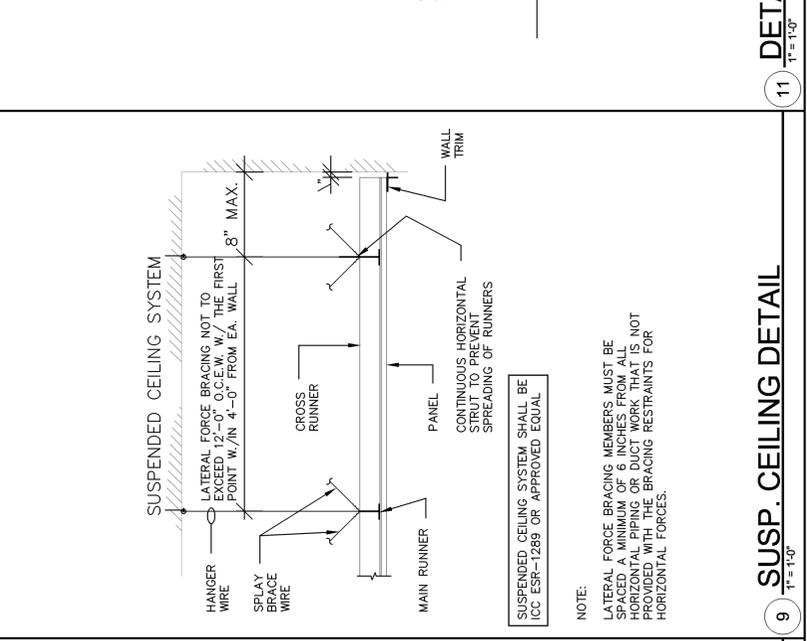
DRAWN BY: M.V.

CHECKED BY: M.V.

DRAWING SHEET



**REFLECTED CEILING PLAN**  
3/16" = 1'-0"



11  
DETAIL  
1/4" = 1'-0"

9  
SUSP. CEILING DETAIL  
1/4" = 1'-0"

10  
SUSP. CEILING DETAIL  
1/4" = 1'-0"

1A  
DETAIL  
1/4" = 1'-0"

4  
DETAIL  
1/4" = 1'-0"

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**APPENDIX 5.2:**  
**INSUL CALCULATION RESULTS**

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# Sound Insulation Prediction (v8.0.4)

Program copyright Marshall Day Acoustics 2014

- Key No. 2379



Margin of error is generally within STC +/- 3 dB

Job Name: Discount Tire Center

Job No.: 09809

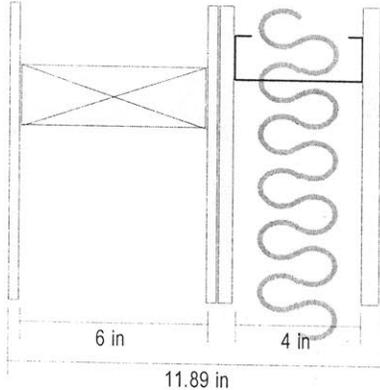
Page No.:

Notes:

Date: 25 Jun 15

Initials: Urban Crossroads, Inc.

File Name: insul



STC 48  
OITC 30

## System description

Panel 1 : 1 x 0.37 in Gypsum Board ( $\rho: 40.02 \text{ lbs/ft}^3, E: 0.24 \text{ psi} \cdot 10^6, \eta: 0.01$ )

Cavity: Timber stud: Stud spacing 24 in

Panel 2 + 1 x 0.37 in Gypsum Board ( $\rho: 40.02 \text{ lbs/ft}^3, E: 0.24 \text{ psi} \cdot 10^6, \eta: 0.01$ )

+ 1 x 0.51 in QuietRock 510 ( $\rho: 53.06 \text{ lbs/ft}^3, E: 0.093 \text{ psi} \cdot 10^6, \eta: 0.05$ )

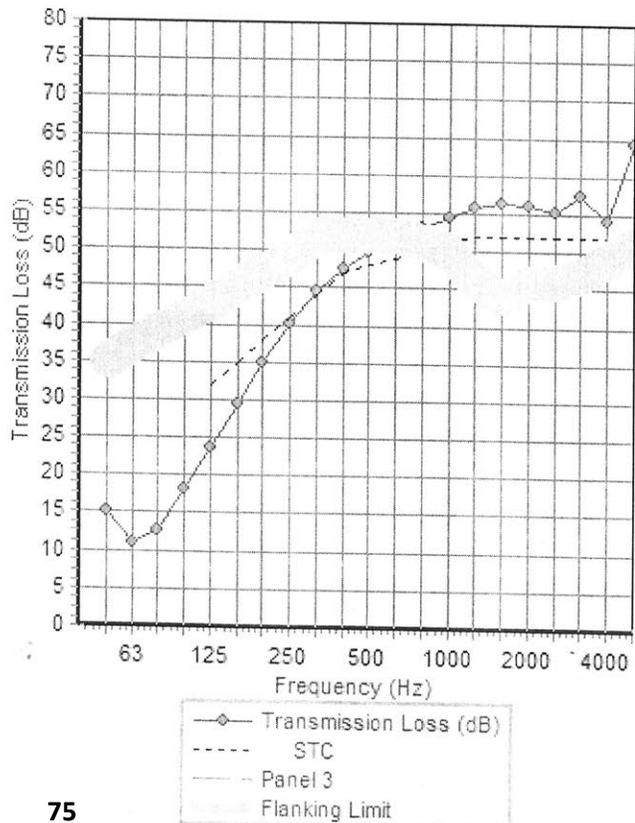
Cavity: Steel stud (25g): Stud spacing 24 in, Infill Fibreglass (10kg/m<sup>3</sup>) Thickness 2 in ( $\rho: 10 \text{ lbs/ft}^3, R_f: 4000 \text{ Pa.s/m}^2$ )

Panel 3 + 1 x 0.63 in Type X Gypsum Board ( $\rho: 43.08 \text{ lbs/ft}^3, E: 0.27 \text{ psi} \cdot 10^6, \eta: 0.01$ )

Mass-air-mass resonant frequency = 64 Hz, 93 Hz

Panel Size 8.9x13 ft, Mass 7.1 lb/ft<sup>2</sup>

frequency (Hz)	TL(dB)	TL(dB)
50	15	
63	11	13
80	13	
100	18	
125	24	22
160	29	
200	35	
250	40	38
315	44	
400	47	
500	50	49
630	52	
800	53	
1000	55	54
1250	56	
1600	56	
2000	56	56
2500	55	
3150	58	
4000	54	57
5000	64	



# Sound Insulation Prediction (v8.0.4)

Program copyright Marshall Day Acoustics 2014

- Key No. 2379



Margin of error is generally within STC +/- 3 dB

Job Name: Discount Tire Center

Job No.: 09809

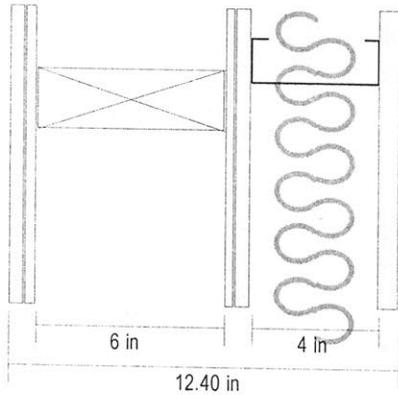
Page No.:

Notes:

Date: 25 Jun 15

Initials: Urban Crossroads, Inc.

File Name: Proposedinsul.txt



STC 55  
OITC 37

## System description

Panel 1 : 1 x 0.51 in QuietRock 510 ( $\rho:53.06 \text{ lbs/ft}^3, E:0.093\text{psi}\cdot 10^6, \eta:0.05$ )

+ 1 x 0.37 in Gypsum Board ( $\rho:40.02 \text{ lbs/ft}^3, E:0.24\text{psi}\cdot 10^6, \eta:0.01$ )

Cavity : Timber stud: Stud spacing 24 in

Panel 2 + 1 x 0.37 in Gypsum Board ( $\rho:40.02 \text{ lbs/ft}^3, E:0.24\text{psi}\cdot 10^6, \eta:0.01$ )

+ 1 x 0.51 in QuietRock 510 ( $\rho:53.06 \text{ lbs/ft}^3, E:0.093\text{psi}\cdot 10^6, \eta:0.05$ )

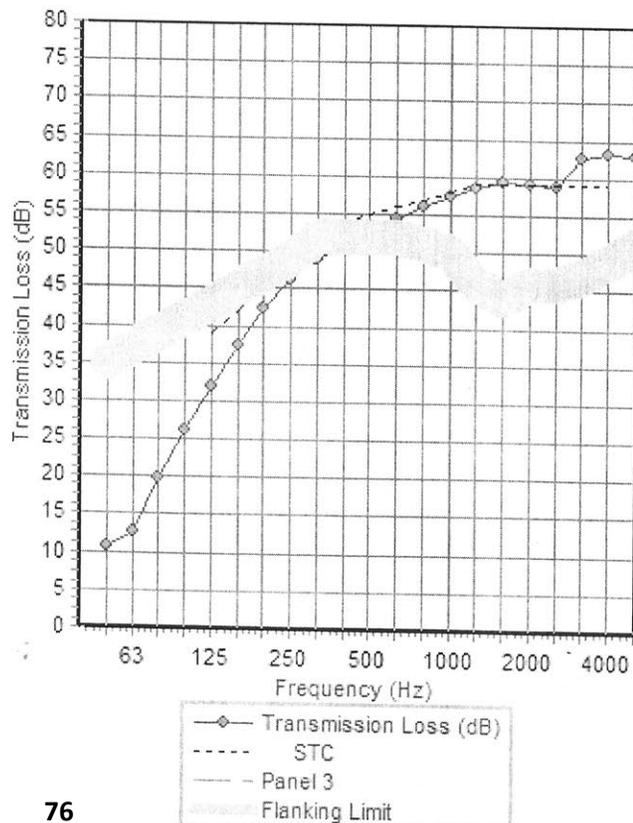
Cavity : Steel stud (25g): Stud spacing 24 in , Infill Fibreglass (10kg/m<sup>3</sup>) Thickness 2 in ( $\rho:10 \text{ lbs/ft}^3, R_f:4000 \text{ Pa}\cdot\text{s/m}^2$ )

Panel 3 + 1 x 0.63 in Type X Gypsum Board ( $\rho:43.08 \text{ lbs/ft}^3, E:0.27\text{psi}\cdot 10^6, \eta:0.01$ )

Mass-air-mass resonant frequency = 50 Hz , 82 Hz

Panel Size 8.9x 13 ft, Mass 9.4 lb/ft<sup>2</sup>

frequency (Hz)	TL(dB)	TL(dB)
50	11	
63	13	13
80	20	
100	26	
125	32	30
160	37	
200	42	
250	46	45
315	49	
400	51	
500	53	52
630	54	
800	56	
1000	57	57
1250	59	
1600	59	
2000	59	59
2500	59	
3150	63	
4000	63	63
5000	63	



## **APPENDIX 5.3:**

### **REFERENCE NOISE LEVEL MEASUREMENT PHOTOS**

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JN:09809 Discount Tire Oak Creek



Discount Tire Center Lake Forest Lobby



Discount Tire Center Lake Forest Lobby



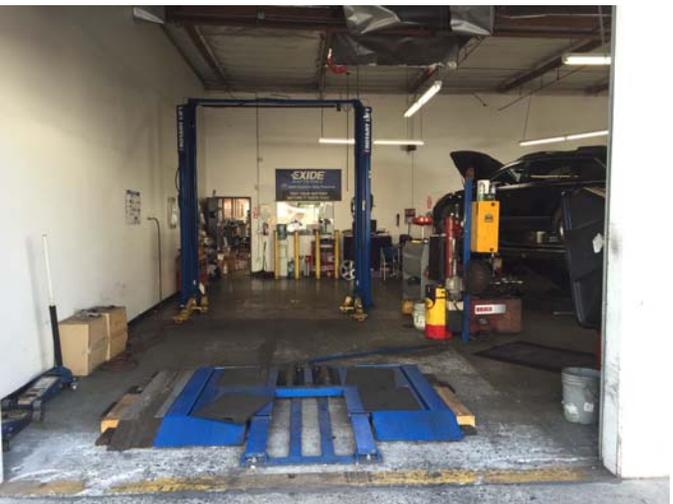
Discount Tire Center Lake Forest Lobby



Discount Tire Center Lake Forest



Discount Tire Center Lake Forest

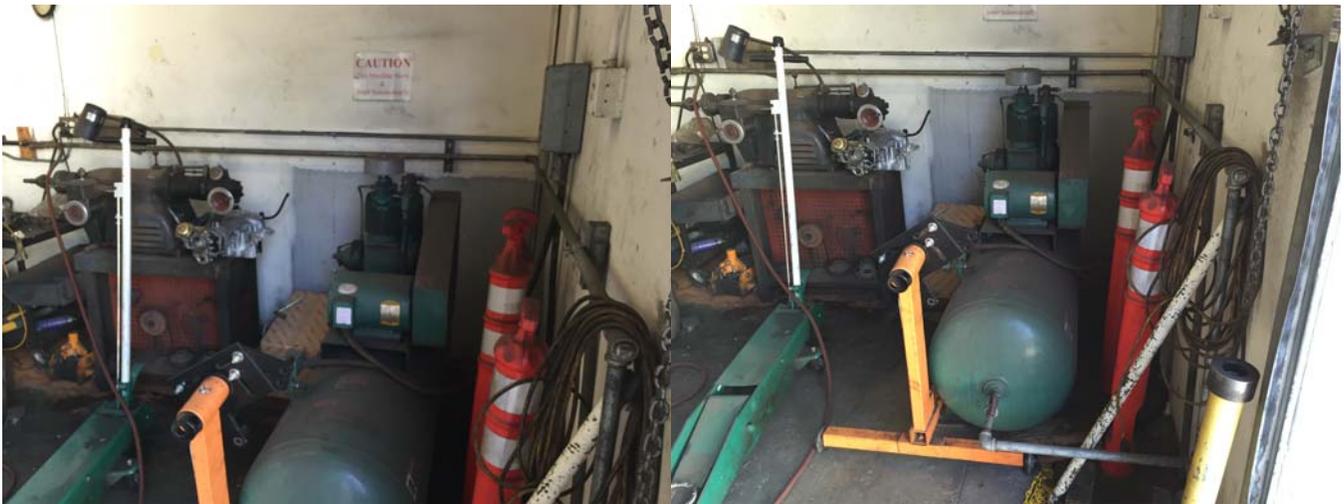


Discount Tire Center Lake Forest



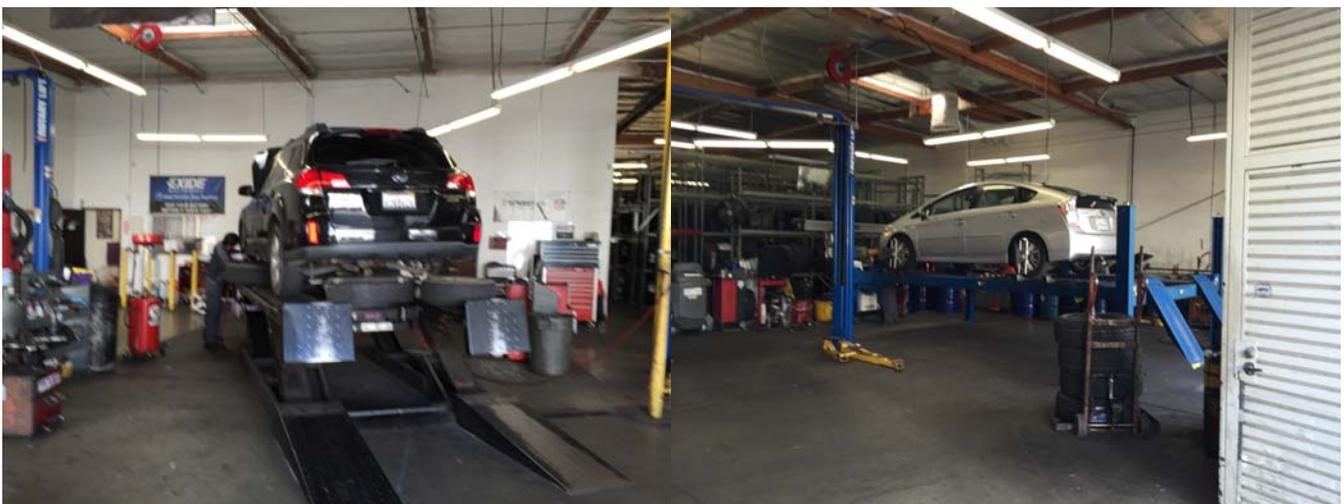
Discount Tire Center Lake Forest

Discount Tire Center Lake Forest Rotary Lift



Discount Tire Center Lake Forest Air Compressor

Discount Tire Center Lake Forest Air Compressor



Discount Tire Center Lake Forest Auto Lift

Discount Tire Center Lake Forest Auto Lift

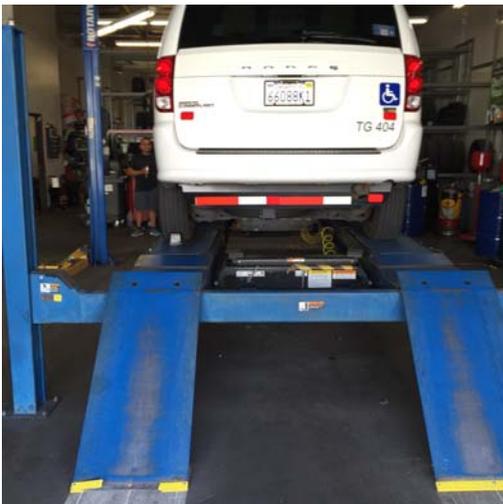
JN:09809 Discount Tire Oak Creek



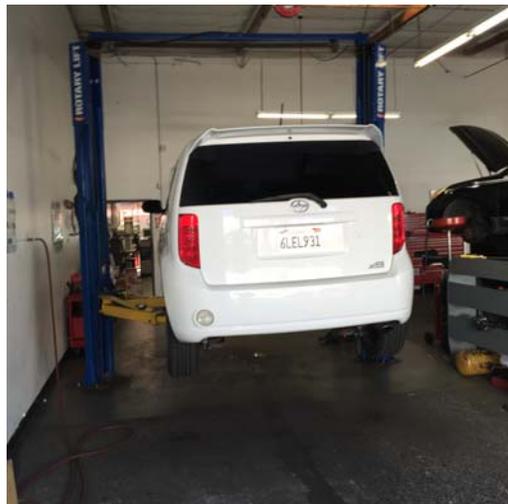
Discount Tire Center Lake Forest



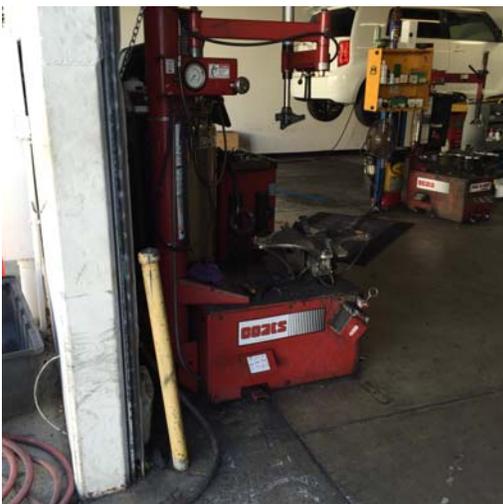
Discount Tire Center Lake Forest



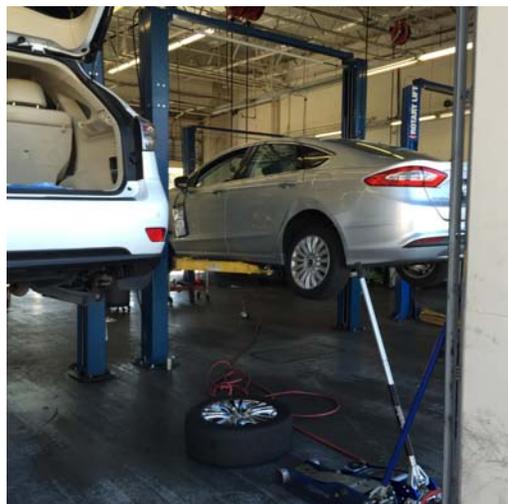
Discount Tire Center Lake Forest Auto Lift



Discount Tire Center Lake Forest



Discount Tire Center Lake Forest



Discount Tire Center Rancho Santa Margarita



Discount Tire Center Rancho Santa Margarita

Discount Tire Center Rancho Santa Margarita - Wheel Balancing



Discount Tire Center Rancho Santa Margarita - Wheel Balancing

Discount Tire Center Rancho Santa Margarita - Air Compressor



Discount Tire Center Rancho Santa Margarita - Air Compressor

Discount Tire Center Rancho Santa Margarita - Wheel Balancing



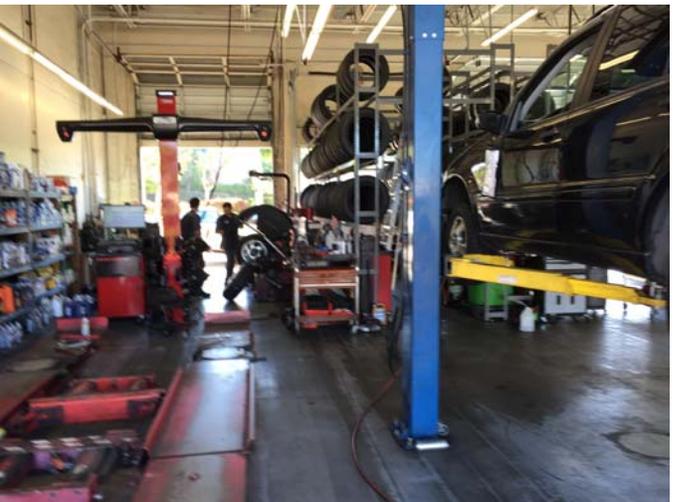
Discount Tire Center Rancho Santa Margarita - Wheel Balancing



Discount Tire Center Rancho Santa Margarita - Lobby



Discount Tire Center Rancho Santa Margarita - Lobby



Discount Tire Center Rancho Santa Margarita



Discount Tire Center Rancho Santa Margarita



Discount Tire Center Rancho Santa Margarita

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## **APPENDIX 5.4:**

### **REFERENCE NOISE LEVEL MEASUREMENT WORKSHEETS**

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General Information	
Serial Number	01146
Model	SoundTrack LxT®
Firmware Version	2.301
Filename	LxT_Data.001
User	Bill Lawson
Job Description	JN:09809 Oak Creek
Location	Discount Tire Center - Lake Forest Waiting Room TV, coffee machin

Measurement Description	
Start Time	Friday, 2015 June 19 08:14:32
Stop Time	Friday, 2015 June 19 08:15:32
Duration	00:01:00.5
Run Time	00:01:00.5
Pause	00:00:00.0
Pre Calibration	Friday, 2015 June 19 08:11:44
Post Calibration	None
Calibration Deviation	---

Note

Overall Data			
LASeq		61.0	dB
LASmax	2015 Jun 19 08:14:43	66.0	dB
LApeak (max)	2015 Jun 19 08:14:38	84.9	dB
LASmin	2015 Jun 19 08:14:34	52.3	dB
LCSeq		63.5	dB
LASeq		61.0	dB
LCSeq - LASeq		2.6	dB
LAReq		64.9	dB
LAeq		60.9	dB
LAReq - LAeq		3.9	dB
Ldn		61.0	dB
LDay 07:00-22:00		61.0	dB
LNight 22:00-07:00		---	dB
Lden		61.0	dB
LDay 07:00-19:00		61.0	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		78.8	dB
EAS		8.432	µPa²h
EAS8		4.014	mPa²h
EAS40		20.07	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics			
LAS2.00		64.2	dBA
LAS8.00		62.6	dBA
LAS25.00		61.8	dBA
LAS50.00		61.1	dBA
LAS90.00		58.3	dBA
LAS99.00		53.1	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)		0 / 0.0	s

Dose			
Name		OSHA-1	
Dose		0.00	%
Projected Dose		0.13	%
TWA (Projected)		61.0	dBA
TWA (t)		34.2	dBA
Lep (t)		34.2	dBA

Settings			
Exchange Rate		3	dB
Threshold		-99.9	dBA
Criterion Level		90.0	dBA
Criterion Duration		8.0	h
RMS Weight		A Weighting	
Peak Weight		A Weighting	
Detector		Slow	
Preamp		PRMLxT1	
Microphone Correction		Off	
Integration Method		Exponential	
OBA Range		Low	
OBA Bandwidth		1/3 Octave	
OBA Freq. Weighting		A Weighting	
OBA Max Spectrum		Bin Max	
Under Range Limit		37.5	dB
Under Range Peak		101.1	dB
Noise Floor		24.7	dB
Overload		144.9	dB

1/3 Spectra												
Freq. (Hz):	6.3	8.0	10.0	12.5	16.0	20.0	25.0	31.5	40.0	50.0	63.0	80.0
LASeq	13.5	12.5	11.9	10.8	10.0	9.2	8.5	10.1	12.1	17.0	20.2	23.0
LASmax	13.5	12.5	11.9	10.8	10.0	9.2	8.5	17.8	21.7	22.8	34.5	35.1
LASmin	13.5	12.5	11.9	10.8	10.0	9.2	8.5	7.8	7.3	6.7	11.8	13.4
Freq. (Hz):	100	125	160	200	250	315	400	500	630	800	1k	1.25k
LASeq	28.0	29.7	31.1	44.6	47.6	45.2	43.3	46.5	47.3	49.8	49.7	50.4
LASmax	42.7	43.7	43.0	53.8	58.7	57.8	53.4	55.4	55.6	57.9	54.7	55.3
LASmin	16.0	16.2	20.3	28.7	33.8	34.4	35.1	36.7	38.8	40.3	38.6	41.5
Freq. (Hz):	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
LASeq	52.1	53.7	49.4	46.2	49.9	48.4	44.1	40.9	32.2	27.3	24.2	22.3
LASmax	56.1	57.7	55.7	52.0	54.3	53.5	48.9	46.4	38.0	37.4	36.5	33.5
LASmin	44.0	45.1	39.8	37.7	41.9	37.8	31.4	30.5	24.0	19.5	18.1	19.6

Calibration History			
Preamp		Date	dB re. 1V/Pa
PRMLxT1		19 Jun 2015 08:11:41	-51.1
PRMLxT1		16 Jun 2015 09:18:16	-51.2
PRMLxT1		15 Jun 2015 16:42:28	-51.1
PRMLxT1		28 May 2015 17:08:17	-51.3
PRMLxT1		22 May 2015 10:58:03	-51.0
PRMLxT1		21 May 2015 13:38:53	-50.9
PRMLxT1		21 May 2015 13:27:16	-49.1
PRMLxT1		21 May 2015 11:38:41	-49.0

**General Information**

Serial Number 01146  
 Model SoundTrack LxT®  
 Firmware Version 2.301  
 Filename LxT\_Data.002  
 User Bill Lawson  
 Job Description JN:09809 Oak Creek  
 Location Discount Tire Center Lake Forest - Air Compressor

**Measurement Description**

Start Time Friday, 2015 June 19 08:19:32  
 Stop Time Friday, 2015 June 19 08:20:40  
 Duration 00:01:07.2  
 Run Time 00:01:07.2  
 Pause 00:00:00.0  
 Pre Calibration Friday, 2015 June 19 08:11:41  
 Post Calibration  
 Calibration Deviation ---

**Note**

**Overall Data**

LASeq		81.1	dB
LASmax	2015 Jun 19 08:20:05	82.1	dB
LApeak (max)	2015 Jun 19 08:20:17	98.2	dB
LASmin	2015 Jun 19 08:19:52	78.0	dB
LCSeq		84.9	dB
LASeq		81.1	dB
LCSeq - LASeq		3.8	dB
LASeq		82.0	dB
LAEq		81.2	dB
LASeq - LAEq		0.8	dB
Ldn		81.1	dB
LDay 07:00-22:00		81.1	dB
LNight 22:00-07:00		---	dB
Lden		81.1	dB
LDay 07:00-19:00		81.1	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		99.4	dB
EAS		967.9	µPa²h
EAS8		414.8	mPa²h
EAS40		2.0741	Pa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

**Statistics**

LAS2.00	81.9	dBA
LAS8.00	81.8	dBA
LAS25.00	81.6	dBA
LAS50.00	81.5	dBA
LAS90.00	79.8	dBA
LAS99.00	78.2	dBA

LAS > 85.0 dB (Exceedence Counts / Duration)	0 /	0.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 /	0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 /	0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 /	0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 /	0.0	s

**Dose**

Name	OSHA-1	
Dose	0.03	%
Projected Dose	12.96	%
TWA (Projected)	81.1	dBA
TWA (t)	54.8	dBA
Lep (t)	54.8	dBA

Settings			
Exchange Rate		3	dB
Threshold		-99.9	dBA
Criterion Level		90.0	dBA
Criterion Duration		8.0	h
RMS Weight		A Weighting	
Peak Weight		A Weighting	
Detector		Slow	
Preamp		PRMLxT1	
Microphone Correction		Off	
Integration Method		Exponential	
OBA Range		Low	
OBA Bandwidth		1/3 Octave	
OBA Freq. Weighting		A Weighting	
OBA Max Spectrum		Bin Max	
Under Range Limit		37.5	dB
Under Range Peak		101.1	dB
Noise Floor		24.7	dB
Overload		144.9	dB

1/3 Spectra												
Freq. (Hz):	6.3	8.0	10.0	12.5	16.0	20.0	25.0	31.5	40.0	50.0	63.0	80.0
LASeq	13.5	12.5	11.9	11.7	10.0	11.9	24.8	27.9	26.3	40.2	43.8	46.6
LASmax	13.5	12.5	11.9	12.4	10.0	14.1	25.8	29.3	28.0	42.5	46.2	54.5
LASmin	13.5	12.5	11.9	10.8	10.0	9.2	23.4	24.2	22.1	37.2	40.8	39.4
Freq. (Hz):	100	125	160	200	250	315	400	500	630	800	1k	1.25k
LASeq	48.5	56.0	59.6	65.2	70.4	66.6	63.4	65.5	66.7	71.4	71.4	70.3
LASmax	50.7	57.3	61.3	66.9	71.7	67.8	64.7	67.6	68.3	73.0	72.9	71.9
LASmin	45.6	51.7	52.8	59.6	63.3	63.4	61.7	62.0	62.6	67.6	68.1	66.4
Freq. (Hz):	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
LASeq	69.8	70.2	70.5	71.2	67.6	68.2	62.4	59.5	57.6	61.7	59.4	48.2
LASmax	71.3	71.5	71.5	73.0	68.6	73.4	64.7	61.2	58.8	64.5	61.7	49.8
LASmin	64.9	66.4	68.2	68.3	65.1	64.4	60.4	57.1	55.1	59.8	57.5	47.1

Calibration History			
Preamp		Date	dB re. 1V/Pa
PRMLxT1		19 Jun 2015 08:11:41	-51.1
PRMLxT1		16 Jun 2015 09:18:16	-51.2
PRMLxT1		15 Jun 2015 16:42:28	-51.1
PRMLxT1		28 May 2015 17:08:17	-51.3
PRMLxT1		22 May 2015 10:58:03	-51.0
PRMLxT1		21 May 2015 13:38:53	-50.9
PRMLxT1		21 May 2015 13:27:16	-49.1
PRMLxT1		21 May 2015 11:38:41	-49.0

General Information	
Serial Number	01146
Model	SoundTrack LxT®
Firmware Version	2.301
Filename	LxT_Data.003
User	Bill Lawson
Job Description	JN:09809 Oak Creek
Location	Discount Tire Center Lake Forest - Air Wrench, Phone

Measurement Description	
Start Time	Friday, 2015 June 19 08:21:23
Stop Time	Friday, 2015 June 19 08:23:36
Duration	00:01:13.4
Run Time	00:01:13.4
Pause	00:00:00.0
Pre Calibration	Friday, 2015 June 19 08:11:41
Post Calibration	None
Calibration Deviation	---

Note

Overall Data			
LASeq		78.7	dB
LASmax	2015 Jun 19 08:23:31	86.7	dB
LApeak (max)	2015 Jun 19 08:23:29	103.3	dB
LASmin	2015 Jun 19 08:22:42	48.8	dB
LCSeq		79.4	dB
LASeq		78.7	dB
LCSeq - LASeq		0.7	dB
LAReq		84.7	dB
LAeq		78.7	dB
LAReq - LAeq		6.0	dB
Ldn		78.7	dB
LDay 07:00-22:00		78.7	dB
LNight 22:00-07:00		---	dB
Lden		78.7	dB
LDay 07:00-19:00		78.7	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		97.3	dB
EAS		600.3	µPa²h
EAS8		235.6	mPa²h
EAS40		1.1778	Pa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics			
LAS2.00		85.9	dBA
LAS8.00		83.7	dBA
LAS25.00		80.4	dBA
LAS50.00		74.8	dBA
LAS90.00		52.9	dBA
LAS99.00		49.3	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)		4 / 4.8	s
LAS > 115.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)		0 / 0.0	s

Dose			
Name		OSHA-1	
Dose		0.02	%
Projected Dose		7.36	%
TWA (Projected)		78.7	dBA
TWA (t)		52.7	dBA
Lep (t)		52.7	dBA

Settings			
Exchange Rate		3	dB
Threshold		-99.9	dBA
Criterion Level		90.0	dBA
Criterion Duration		8.0	h
RMS Weight		A Weighting	
Peak Weight		A Weighting	
Detector		Slow	
Preamp		PRMLxT1	
Microphone Correction		Off	
Integration Method		Exponential	
OBA Range		Low	
OBA Bandwidth		1/3 Octave	
OBA Freq. Weighting		A Weighting	
OBA Max Spectrum		Bin Max	
Under Range Limit		37.5	dB
Under Range Peak		101.1	dB
Noise Floor		24.7	dB
Overload		144.9	dB

1/3 Spectra												
Freq. (Hz):	6.3	8.0	10.0	12.5	16.0	20.0	25.0	31.5	40.0	50.0	63.0	80.0
LASeq	13.5	12.5	11.9	10.8	10.0	9.2	11.4	15.8	20.9	28.6	30.3	34.5
LASmax	13.5	12.5	11.9	10.8	10.0	9.2	17.7	21.0	25.6	35.4	35.9	46.3
LASmin	13.5	12.5	11.9	10.8	10.0	9.2	8.5	11.0	16.0	23.1	27.0	27.5
Freq. (Hz):	100	125	160	200	250	315	400	500	630	800	1k	1.25k
LASeq	39.4	44.9	48.4	53.4	59.0	59.5	61.6	67.3	66.7	65.4	67.6	69.9
LASmax	46.6	52.5	57.2	62.4	68.4	67.4	70.6	77.8	77.5	73.9	76.1	78.4
LASmin	32.5	35.4	33.4	33.3	33.3	31.0	33.3	36.3	36.4	37.7	37.6	36.4
Freq. (Hz):	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
LASeq	68.6	68.3	67.8	66.5	66.1	67.0	65.8	63.9	60.4	58.2	53.8	47.2
LASmax	77.4	76.3	76.7	74.3	74.2	75.4	74.7	72.6	69.1	67.2	62.5	56.2
LASmin	35.6	34.0	33.0	33.7	34.6	33.9	34.9	34.2	31.9	28.2	26.6	22.3

Calibration History			
Preamp		Date	dB re. 1V/Pa
PRMLxT1		19 Jun 2015 08:11:41	-51.1
PRMLxT1		16 Jun 2015 09:18:16	-51.2
PRMLxT1		15 Jun 2015 16:42:28	-51.1
PRMLxT1		28 May 2015 17:08:17	-51.3
PRMLxT1		22 May 2015 10:58:03	-51.0
PRMLxT1		21 May 2015 13:38:53	-50.9
PRMLxT1		21 May 2015 13:27:16	-49.1
PRMLxT1		21 May 2015 11:38:41	-49.0

**General Information**

Serial Number 01146  
 Model SoundTrack LxT®  
 Firmware Version 2.301  
 Filename LxT\_Data.004  
 User Bill Lawson  
 Job Description JN:09809 Oak Creek  
 Location Discount Tire Center Lake Forest - Car Lift

**Measurement Description**

Start Time Friday, 2015 June 19 08:36:13  
 Stop Time Friday, 2015 June 19 08:36:47  
 Duration 00:00:34.2  
 Run Time 00:00:34.2  
 Pause 00:00:00.0  
 Pre Calibration Friday, 2015 June 19 08:11:41  
 Post Calibration None  
 Calibration Deviation ---

**Note**

**Overall Data**

LASeq		75.1	dB
LASmax	2015 Jun 19 08:36:41	81.0	dB
LApeak (max)	2015 Jun 19 08:36:41	101.7	dB
LASmin	2015 Jun 19 08:36:14	51.0	dB
LCSeq		74.4	dB
LASeq		75.1	dB
LCSeq - LASeq		-0.8	dB
LASeq		83.1	dB
LAEq		75.5	dB
LASeq - LAEq		7.6	dB
Ldn		75.1	dB
LDay 07:00-22:00		75.1	dB
LNight 22:00-07:00		---	dB
Lden		75.1	dB
LDay 07:00-19:00		75.1	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		90.5	dB
EAS		123.4	µPa²h
EAS8		103.9	mPa²h
EAS40		519.6	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

**Statistics**

LAS2.00	80.3	dB
LAS8.00	79.6	dB
LAS25.00	77.0	dB
LAS50.00	72.6	dB
LAS90.00	67.3	dB
LAS99.00	51.5	dB

LAS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

**Dose**

Name	OSHA-1	
Dose	0.00	%
Projected Dose	3.25	%
TWA (Projected)	75.1	dB
TWA (t)	45.9	dB
Lep (t)	45.9	dB

Settings			
Exchange Rate		3	dB
Threshold		-99.9	dBA
Criterion Level		90.0	dBA
Criterion Duration		8.0	h
RMS Weight		A Weighting	
Peak Weight		A Weighting	
Detector		Slow	
Preamp		PRMLxT1	
Microphone Correction		Off	
Integration Method		Exponential	
OBA Range		Low	
OBA Bandwidth		1/3 Octave	
OBA Freq. Weighting		A Weighting	
OBA Max Spectrum		Bin Max	
Under Range Limit		37.5	dB
Under Range Peak		101.1	dB
Noise Floor		24.7	dB
Overload		144.9	dB

1/3 Spectra												
Freq. (Hz):	6.3	8.0	10.0	12.5	16.0	20.0	25.0	31.5	40.0	50.0	63.0	80.0
LASeq	13.5	12.5	11.9	10.8	10.0	9.2	9.0	15.4	18.3	24.5	29.1	30.2
LASmax	13.5	12.5	11.9	10.8	10.0	9.2	12.5	18.0	22.1	38.9	40.7	37.3
LASmin	13.5	12.5	11.9	10.8	10.0	9.2	8.5	12.9	15.6	21.5	25.7	27.1
Freq. (Hz):	100	125	160	200	250	315	400	500	630	800	1k	1.25k
LASeq	32.9	40.0	36.8	38.5	45.1	52.5	50.9	52.2	57.2	58.8	58.7	61.7
LASmax	40.9	44.8	51.0	51.7	56.3	61.4	63.7	63.0	63.5	66.6	67.1	68.7
LASmin	30.1	35.9	32.8	33.5	35.3	36.6	35.7	38.1	41.8	40.5	39.7	39.4
Freq. (Hz):	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
LASeq	64.8	65.0	68.4	65.6	66.6	66.3	63.5	58.4	54.2	47.4	43.2	35.1
LASmax	72.0	71.3	72.8	72.1	73.2	72.5	70.2	64.6	60.9	55.0	49.9	41.2
LASmin	37.4	35.9	39.3	35.5	34.7	34.6	35.9	36.3	34.4	33.4	32.7	28.5

Calibration History			
Preamp		Date	dB re. 1V/Pa
PRMLxT1		19 Jun 2015 08:11:41	-51.1
PRMLxT1		16 Jun 2015 09:18:16	-51.2
PRMLxT1		15 Jun 2015 16:42:28	-51.1
PRMLxT1		28 May 2015 17:08:17	-51.3
PRMLxT1		22 May 2015 10:58:03	-51.0
PRMLxT1		21 May 2015 13:38:53	-50.9
PRMLxT1		21 May 2015 13:27:16	-49.1
PRMLxT1		21 May 2015 11:38:41	-49.0

**General Information**

Serial Number 01146  
 Model SoundTrack LxT®  
 Firmware Version 2.301  
 Filename LxT\_Data.005  
 User Bill Lawson  
 Job Description JN:09809 Oak Creek  
 Location Discount Tire Center Lake Forest - Rotary Car Lift

**Measurement Description**

Start Time Friday, 2015 June 19 08:39:15  
 Stop Time Friday, 2015 June 19 08:39:38  
 Duration 00:00:23.1  
 Run Time 00:00:23.1  
 Pause 00:00:00.0  
 Pre Calibration Friday, 2015 June 19 08:11:41  
 Post Calibration None  
 Calibration Deviation ---

**Note**

**Overall Data**

LASeq		64.2	dB
LASmax	2015 Jun 19 08:39:28	67.2	dB
LApeak (max)	2015 Jun 19 08:39:17	81.8	dB
LASmin	2015 Jun 19 08:39:38	58.9	dB
LCSeq		68.5	dB
LASeq		64.2	dB
LCSeq - LASeq		4.3	dB
LASeq		65.2	dB
LAEq		64.2	dB
LASeq - LAEq		0.9	dB
Ldn		64.2	dB
LDay 07:00-22:00		64.2	dB
LNight 22:00-07:00		---	dB
Lden		64.2	dB
LDay 07:00-19:00		64.2	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		77.9	dB
EAS		6.789	µPa²h
EAS8		8.464	mPa²h
EAS40		42.32	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

**Statistics**

LAS2.00	67.2	dBA
LAS8.00	66.2	dBA
LAS25.00	64.5	dBA
LAS50.00	64.0	dBA
LAS90.00	62.3	dBA
LAS99.00	59.4	dBA

LAS > 85.0 dB (Exceedence Counts / Duration)	0 /	0.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 /	0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 /	0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 /	0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 /	0.0	s

**Dose**

Name	OSHA-1	
Dose	0.00	%
Projected Dose	0.26	%
TWA (Projected)	64.2	dBA
TWA (t)	33.3	dBA
Lep (t)	33.3	dBA

Settings			
Exchange Rate		3	dB
Threshold		-99.9	dBA
Criterion Level		90.0	dBA
Criterion Duration		8.0	h
RMS Weight		A Weighting	
Peak Weight		A Weighting	
Detector		Slow	
Preamp		PRMLxT1	
Microphone Correction		Off	
Integration Method		Exponential	
OBA Range		Low	
OBA Bandwidth		1/3 Octave	
OBA Freq. Weighting		A Weighting	
OBA Max Spectrum		Bin Max	
Under Range Limit		37.5	dB
Under Range Peak		101.1	dB
Noise Floor		24.7	dB
Overload		144.9	dB

1/3 Spectra												
Freq. (Hz):	6.3	8.0	10.0	12.5	16.0	20.0	25.0	31.5	40.0	50.0	63.0	80.0
LASeq	13.5	12.5	11.9	10.8	10.0	9.2	10.3	16.4	20.1	26.5	30.8	31.0
LASmax	13.5	12.5	11.9	10.8	10.0	9.2	15.0	20.1	23.5	32.3	36.9	38.7
LASmin	13.5	12.5	11.9	10.8	10.0	9.2	8.5	11.9	15.8	24.1	26.0	25.7
Freq. (Hz):	100	125	160	200	250	315	400	500	630	800	1k	1.25k
LASeq	34.2	45.8	43.4	37.3	40.6	44.6	49.1	48.3	50.5	61.7	46.1	45.5
LASmax	38.3	49.2	46.9	41.9	43.0	47.5	51.6	52.6	54.1	66.1	47.9	48.3
LASmin	31.0	40.5	35.5	33.0	34.6	40.4	40.9	43.2	45.6	51.9	42.2	42.5
Freq. (Hz):	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
LASeq	53.4	50.5	54.1	44.5	43.9	43.5	47.2	39.2	37.8	33.9	32.2	23.2
LASmax	56.9	52.1	57.7	46.0	45.6	44.8	48.7	40.5	39.2	35.2	33.2	23.9
LASmin	49.8	45.6	48.6	40.3	39.6	38.6	40.1	36.0	30.8	26.7	23.3	19.6

Calibration History			
Preamp		Date	dB re. 1V/Pa
PRMLxT1		19 Jun 2015 08:11:41	-51.1
PRMLxT1		16 Jun 2015 09:18:16	-51.2
PRMLxT1		15 Jun 2015 16:42:28	-51.1
PRMLxT1		28 May 2015 17:08:17	-51.3
PRMLxT1		22 May 2015 10:58:03	-51.0
PRMLxT1		21 May 2015 13:38:53	-50.9
PRMLxT1		21 May 2015 13:27:16	-49.1
PRMLxT1		21 May 2015 11:38:41	-49.0

General Information	
Serial Number	01146
Model	SoundTrack LxT®
Firmware Version	2.301
Filename	LxT_Data.006
User	Bill Lawson
Job Description	JN:09809 Oak Creek
Location	Discount Tire Center Rancho Santa Margarita

Measurement Description	
Start Time	Friday, 2015 June 19 09:07:45
Stop Time	Friday, 2015 June 19 09:09:05
Duration	00:01:20.2
Run Time	00:01:20.2
Pause	00:00:00.0
Pre Calibration	Friday, 2015 June 19 08:11:41
Post Calibration	None
Calibration Deviation	---

Note

Overall Data			
LASeq		73.0	dB
LASmax	2015 Jun 19 09:07:49	81.5	dB
LAPeak (max)	2015 Jun 19 09:08:41	108.4	dB
LASmin	2015 Jun 19 09:08:30	60.5	dB
LCSeq		77.7	dB
LASeq		73.0	dB
LCSeq - LASeq		4.7	dB
LAReq		81.1	dB
LAeq		73.2	dB
LAReq - LAeq		7.9	dB
Ldn		73.0	dB
LDay 07:00-22:00		73.0	dB
LNight 22:00-07:00		---	dB
Lden		73.0	dB
LDay 07:00-19:00		73.0	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		92.0	dB
EAS		177.4	µPa²h
EAS8		63.69	mPa²h
EAS40		318.5	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics			
LAS2.00		80.6	dBA
LAS8.00		78.8	dBA
LAS25.00		73.2	dBA
LAS50.00		68.1	dBA
LAS90.00		61.9	dBA
LAS99.00		60.6	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LAPeak > 135.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LAPeak > 137.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LAPeak > 140.0 dB (Exceedence Counts / Duration)		0 / 0.0	s

Dose			
Name		OSHA-1	
Dose		0.01	%
Projected Dose		1.99	%
TWA (Projected)		73.0	dBA
TWA (t)		47.4	dBA
Lep (t)		47.4	dBA

Settings			
Exchange Rate		3	dB
Threshold		-99.9	dBA
Criterion Level		90.0	dBA
Criterion Duration		8.0	h
RMS Weight		A Weighting	
Peak Weight		A Weighting	
Detector		Slow	
Preamp		PRMLxT1	
Microphone Correction		Off	
Integration Method		Exponential	
OBA Range		Low	
OBA Bandwidth		1/3 Octave	
OBA Freq. Weighting		A Weighting	
OBA Max Spectrum		Bin Max	
Under Range Limit		37.5	dB
Under Range Peak		101.1	dB
Noise Floor		24.7	dB
Overload		144.9	dB

1/3 Spectra												
Freq. (Hz):	6.3	8.0	10.0	12.5	16.0	20.0	25.0	31.5	40.0	50.0	63.0	80.0
LASeq	13.5	12.5	11.9	10.8	10.2	22.7	14.2	23.6	25.0	27.0	34.1	38.3
LASmax	13.5	12.5	11.9	10.8	16.6	27.1	22.2	36.3	30.2	34.4	42.4	48.3
LASmin	13.5	12.5	11.9	10.8	10.0	20.2	9.1	15.3	20.7	22.4	28.3	30.1
Freq. (Hz):	100	125	160	200	250	315	400	500	630	800	1k	1.25k
LASeq	47.0	50.1	52.7	59.1	58.6	58.8	58.8	60.4	60.6	62.1	63.0	63.5
LASmax	58.5	62.8	62.4	72.6	71.5	70.3	71.9	70.6	70.4	72.3	72.5	73.4
LASmin	29.9	34.9	39.1	39.9	39.5	40.2	39.9	42.4	44.3	45.5	46.1	47.1
Freq. (Hz):	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
LASeq	61.9	61.9	61.4	59.8	60.2	58.3	55.8	55.2	54.0	48.2	44.4	38.2
LASmax	70.8	71.2	71.5	69.6	70.4	68.1	65.7	64.4	62.1	57.4	52.4	46.6
LASmin	46.6	46.9	45.2	46.3	47.2	47.3	48.4	50.7	51.4	44.5	40.5	33.8

Calibration History			
Preamp		Date	dB re. 1V/Pa
PRMLxT1		19 Jun 2015 08:11:41	-51.1
PRMLxT1		16 Jun 2015 09:18:16	-51.2
PRMLxT1		15 Jun 2015 16:42:28	-51.1
PRMLxT1		28 May 2015 17:08:17	-51.3
PRMLxT1		22 May 2015 10:58:03	-51.0
PRMLxT1		21 May 2015 13:38:53	-50.9
PRMLxT1		21 May 2015 13:27:16	-49.1
PRMLxT1		21 May 2015 11:38:41	-49.0

<b>General Information</b>			
Serial Number			01146
Model		SoundTrack	LxT®
Firmware Version			2.301
Filename		LxT_Data.007	
User		Bill Lawson	
Job Description		JN:09809 Oak Creek	
Location	Discount Tire Center Rancho Santa Margarita - Air Wrench, Generat		

<b>Measurement Description</b>			
Start Time		Friday, 2015 June 19 09:11:08	
Stop Time		Friday, 2015 June 19 09:13:21	
Duration		00:02:13.6	
Run Time		00:01:05.0	
Pause		00:01:08.6	
Pre Calibration		Friday, 2015 June 19 08:11:41	
Post Calibration			None
Calibration Deviation			---

**Note**

<b>Overall Data</b>			
LASeq			80.6 dB
LASmax	2015 Jun 19 09:12:37		86.9 dB
LApeak (max)	2015 Jun 19 09:12:37		108.6 dB
LASmin	2015 Jun 19 09:11:21		66.1 dB
LCSeq			82.1 dB
LASeq			80.6 dB
LCSeq - LASeq			1.5 dB
LASeq			86.7 dB
LAEq			80.4 dB
LASeq - LAEq			6.3 dB
Ldn			80.6 dB
LDay 07:00-22:00			80.6 dB
LNight 22:00-07:00			---
Lden			80.6 dB
LDay 07:00-19:00			80.6 dB
LEvening 19:00-22:00			---
LNight 22:00-07:00			---
LASE			98.8 dB
EAS			836.8 $\mu\text{Pa}^2\text{h}$
EAS8			370.8 $\text{mPa}^2\text{h}$
EAS40			1.8538 $\text{Pa}^2\text{h}$
# Overloads			0
Overload Duration			0.0 s
# OBA Overloads			0
OBA Overload Duration			0.0 s

<b>Statistics</b>			
LAS2.00			86.1 dBA
LAS8.00			84.8 dBA
LAS25.00			82.6 dBA
LAS50.00			78.4 dBA
LAS90.00			72.1 dBA
LAS99.00			67.9 dBA
LAS > 85.0 dB (Exceedence Counts / Duration)		8 / 10.3	s
LAS > 115.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)		0 / 0.0	s

<b>Dose</b>			
Name		OSHA-1	
Dose		0.03	%
Projected Dose		11.59	%
TWA (Projected)		80.6	dBA
TWA (t)		54.2	dBA
Lep (t)		54.2	dBA

Settings			
Exchange Rate		3	dB
Threshold		-99.9	dBA
Criterion Level		90.0	dBA
Criterion Duration		8.0	h
RMS Weight		A Weighting	
Peak Weight		A Weighting	
Detector		Slow	
Preamp		PRMLxT1	
Microphone Correction		Off	
Integration Method		Exponential	
OBA Range		Low	
OBA Bandwidth		1/3 Octave	
OBA Freq. Weighting		A Weighting	
OBA Max Spectrum		Bin Max	
Under Range Limit		37.5	dB
Under Range Peak		101.1	dB
Noise Floor		24.7	dB
Overload		144.9	dB

1/3 Spectra												
Freq. (Hz):	6.3	8.0	10.0	12.5	16.0	20.0	25.0	31.5	40.0	50.0	63.0	80.0
LASeq	13.5	12.5	11.9	10.8	10.1	19.5	19.3	22.5	27.3	36.2	36.9	45.2
LASmax	13.5	12.5	11.9	10.8	14.3	22.1	29.8	34.4	33.6	40.5	41.1	47.2
LASmin	13.5	12.5	11.9	10.8	10.0	14.0	15.3	15.7	20.4	25.9	33.8	33.3
Freq. (Hz):	100	125	160	200	250	315	400	500	630	800	1k	1.25k
LASeq	47.2	52.4	57.9	56.3	58.4	60.1	64.5	69.1	67.8	67.2	68.7	70.7
LASmax	49.9	56.8	61.1	61.4	65.2	67.4	71.3	77.6	74.9	73.4	75.6	80.9
LASmin	35.6	40.7	44.5	45.1	45.8	48.2	49.0	55.9	54.7	51.7	52.6	56.5
Freq. (Hz):	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
LASeq	70.6	69.3	68.6	68.7	69.7	69.4	68.3	67.5	66.1	63.1	58.4	52.3
LASmax	81.0	76.6	75.5	75.8	77.6	76.6	75.6	75.2	73.5	70.9	65.7	59.5
LASmin	54.8	53.5	53.8	52.9	54.2	53.0	50.3	45.9	43.3	46.0	42.8	31.1

Calibration History			
Preamp		Date	dB re. 1V/Pa
PRMLxT1		19 Jun 2015 08:11:41	-51.1
PRMLxT1		16 Jun 2015 09:18:16	-51.2
PRMLxT1		15 Jun 2015 16:42:28	-51.1
PRMLxT1		28 May 2015 17:08:17	-51.3
PRMLxT1		22 May 2015 10:58:03	-51.0
PRMLxT1		21 May 2015 13:38:53	-50.9
PRMLxT1		21 May 2015 13:27:16	-49.1
PRMLxT1		21 May 2015 11:38:41	-49.0

**APPENDIX 6.1:**  
**EXTERIOR NOISE LEVEL MEASUREMENT WORKSHEET**

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## 24-Hour Noise Level Measurement Summary

**Project Name:** Discount Tire Center

**Duration:** 5 minutes

**Location:**

Located at the exterior wall of the Albertson's building near the Project site.

**JN:** 9809

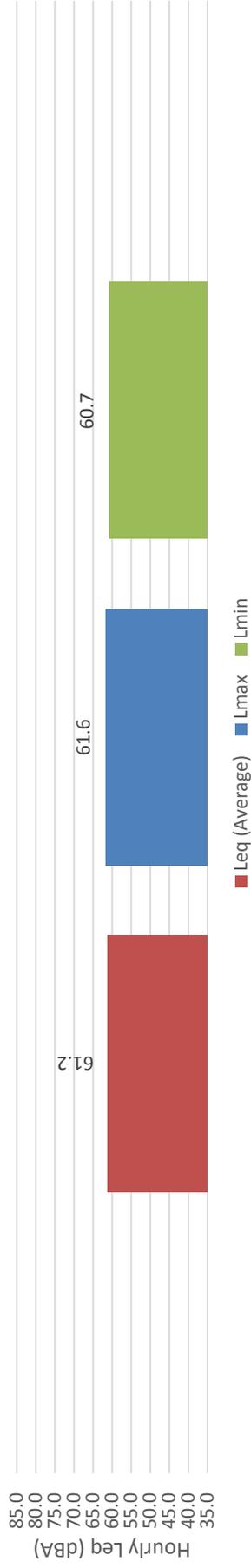
**Analyst:** A. Wolfe

**Date:** 6/18/2015

**Energy Average (dBA)**

Leq	Lmax	Lmin
61.2	61.6	60.7

### Hourly Leq dBA Readings (unadjusted)



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**APPENDIX 6.2:**  
**CADNAA NOISE MODEL RESULTS**

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Name	M. ID	Level Lr			Limit. Value			Land Use			Height		Coordinates		
		Day (dBA)	Night (dBA)	CNEL (dBA)	Day (dBA)	Night (dBA)	CNEL (dBA)	Type	Auto	Noise Type	(m)		X (m)	Y (m)	Z (m)
TherapyRoomNo4	2	45.7	45.7	52.1	0.0	0.0	0.0		x	Total	1.52	r	307.35	407.65	3.04
Residential	3	31.5	31.5	37.8	0.0	0.0	0.0		x	Total	1.52	r	666.54	497.07	3.04
MassageEnvyFront	1	28.0	28.0	34.3	0.0	0.0	0.0		x	Total	1.52	r	241.15	376.49	3.04